



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, August 4, 2026**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the July 7, 2026 Planning and Zoning Commission meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Resolution 2026-026R

Elite Veterinary Specialists

Conditional Use Permit

Consider a Conditional Use Permit to allow for a veterinary clinic to operate within the M-1 Industrial District.

Item 2 - Resolution 2026-025R

West End Plaza Conditional Use Permit

Consider the Conditional Use Permit to allow for a mixed-use development with 12 or more dwelling units in the Central Business District

Item 3 - Ordinance 2026-019

Louisa Grande

Small-scale Comprehensive Plan Amendment

Consider an ordinance to change the future land use for the Louisa Grande subdivision located West of Hidden Court and US Hwy 27 Intersection.

Item 4 - Ordinance 2026-020

Louisa Grande Rezoning

Consider an ordinance to rezone the Louisa Grande subdivision located West of Hidden Court and US Hwy 27 Intersection.

Item 5 - Ordinance 2026-029

Administrative Adjustments Land Development

Code Amendment

Consider the proposed ordinance to allow for an amendment of the Land Development Code to allow for administrative adjustments to the LDC.

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

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the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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

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

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
July 7, 2026

CALL TO ORDER

Chair Colby called the meeting of the Planning and Zoning Commission to order on Tuesday, July 7, 2026, at 6:30 p.m.

MEMBERS PRESENT: Chair Colby, Commissioner Entsuah, Commissioner Niemiec, Commissioner Hoisington, and Commissioner Cramer

MEMBERS NOT PRESENT: Commissioner Tidona, Commissioner May

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the June 2, 2026, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Cramer, seconded by Commissioner Hoisington. Motion passed 5-0.

REPORTS

Commissioner Hoisington shared that she attended the city's Juneteenth celebration and described it as a very positive experience. She encouraged everyone to make time to attend next year's event and celebrate Juneteenth together, emphasizing its value to the community.

Commissioner Cramer expressed enthusiasm about the proposed dark sky compliance ordinance, noting that it is an issue he has supported for a long time. He thanked city staff and the legal department for their significant work in developing the ordinance and bringing it forward for consideration. He also expressed appreciation for the opportunity to discuss this important topic and conveyed support for the ordinance.

Commissioner Niemiec thanked the community members who turned out despite the weather to participate in the Fourth of July Clermont 250th celebration. He expressed appreciation for the attendees' patriotism and support in making the event a success.

Commissioner Entsuah had no reports.

Chair Colby announced an upcoming community event, the Lake County Hobnob, which will be hosted by the City of Clermont at the Clermont Performing Arts Center. He explained that the free event will take place on Monday from 5:00 p.m. to 7:30 p.m. and will provide an opportunity for residents to meet candidates running for city, county, state, and federal offices.

NEW BUSINESS

Item No. 1 – Resolution No. 2026-021R – CityVet Conditional Use Permit

Planner Justine Day presented as follows:

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, 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. The clinic will operate entirely indoors and offer services such as checkups, diagnoses, dental care, and minor surgery to small animals. No overnight boarding or the treatment of large animals, such as livestock, will be provided.

Business hours will be Monday through Friday from 7AM to 6PM and Saturday from 8AM to 2PM. The clinic will be preparing a waste management plan that includes an internal pet relief area. In the future, they may add an outdoor relief area with a monitored waste station.

The property is governed by Ordinance No. 2020-24, which allows for mixed-use development with C-1 Light Commercial uses. The veterinary clinic may be comparable to retail or medical office use within this district due to the services being offered. Additionally, the parcel is situated between commercial development on the North, South, and West sides of the parcel while Lake Felter provides a buffer on the East side. The nearest residential use is approximately 1,100ft +/- away, across S US HWY 27 and the nearest veterinary clinic is approximately 1 ½ miles away, south of Hartwood Marsh Rd. 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, Section 101-212 of the Land Development Code outlines specific development standards that are required to be met. Staff has reviewed the application and finds the proposed use can meet the general criteria for approval and will not be detrimental to the health, safety, and welfare of the surrounding community. Therefore, staff recommends approval of Resolution No. 2026-021R

Jim Graham, CityVet, clarified that the official applicant is Peacock Partnership, the project's architect. He stated that he was available to answer any questions from the commissioners and expressed confidence that the proposed project would be a valuable service and amenity for the community.

There were no public comments.

Commissioner Hoisington stated she reviewed the proposed veterinary clinic and stated that the project appeared appropriate, with reasonable operating hours and concerns about waste management already addressed since the clinic will not treat large animals. She questioned an

apparent inconsistency between the staff report, which stated there would be no overnight boarding, and the resolution, which allowed overnight stays when medically necessary.

Ms. Day explained that the exception was intended for emergency situations where an animal may require observation or stabilization before being transferred to an emergency facility.

Mr. Graham clarified that the clinic distinguishes between boarding and medical hospitalization. He stated that pets will not be accepted for overnight boarding or pet-sitting; overnight stays will only occur when medically necessary following treatment or surgery.

Commissioner Cramer stated that the application was generally straightforward and echoed the concerns already raised by Commissioner Hoisington. His only question was whether the parking analysis for the multi-tenant commercial center accounted for future occupancy of the remaining tenant space.

Ms. Day responded that the site currently provides 96 parking spaces, which exceeds the 27 spaces required for the existing retail businesses and the proposed veterinary clinic. She noted that the use of the remaining tenant space has not yet been determined, so future parking needs will be evaluated once that space is proposed for development.

Commissioner Niemiec asked the applicant how the proposed veterinary clinic would benefit the City of Clermont.

Mr. Graham responded that many residents are pet owners and explained that CityVet's model differs from large corporate veterinary chains because each clinic is owned by a local veterinarian who lives and works in the community. He said this approach promotes long-term commitment and personalized care while providing a valuable local service. He explained that the company carefully analyzes population growth, demand, and nearby competition before selecting a location and believes the Clermont area has sufficient need to support the new clinic.

Commissioner Niemiec followed up on the clinic's overnight care policy, asking whether staff would remain on-site when animals stay overnight after emergency procedures.

Mr. Graham explained that while staff may remain until late evening if urgent care services are provided, employees do not typically stay overnight. Animals kept overnight are generally sedated and housed in kennels until staff return when the clinic reopens the following morning.

Commissioner Entsua stated that his questions had already been addressed, with his primary concern being parking at the proposed veterinary clinic.

Mr. Graham acknowledged that parking is an important consideration and explained that CityVet typically negotiates for a few short-term or reserved parking spaces near the clinic entrance. These spaces are intended to assist clients transporting injured, immobile, or large animals, as well as pets being brought in for euthanasia. He also noted that the clinic operates primarily by scheduled appointments and drop-off/pick-up times rather than walk-in visits, which helps reduce parking demand.

Commissioner Entsua appreciated the clinic's approach to managing parking and patient access.

Chair Colby asked for clarification about the clinic's hours and how emergencies would be handled if an animal arrived shortly before closing.

Mr. Graham explained that during normal business hours, the clinic would close as scheduled and would not continue regular appointments after closing. However, if the location offers urgent care services, the clinic may remain open later potentially until 9:00 or 10:00 p.m. to handle urgent cases only.

Commissioner Colby asked what factors determine whether urgent care would be offered at the location.

Mr. Graham explained that the decision depends on several factors, including competition nearby, whether existing veterinary emergency facilities are available in the area, and whether the clinic has sufficient veterinary staffing capacity to support extended urgent care hours.

***MOTION TO RECOMMEND APPROVAL** of Resolution No. 2026-021R CityVet Conditional Use Permit; Moved by Commissioner Niemiec, Seconded by Commissioner Hoisington. Motion passed 5-0.*

Item No. 2 – Ordinance No. 2026-025 – Dark Sky Land Development Code Amendment & Resolution No. 2026-022R – Dark Sky Land Development Code

Planner Justine Day presented as follows:

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.

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.

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.

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.

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.

The proposed amendment, in order to fully support the DarkSky 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.

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.

There were no public comments.

Commissioner Entsua expressed appreciation that the topic was finally being considered. He thanked the staff for reviewing and moving the matter forward.

Commissioner Niemiec stated that he reviewed the item and attempted to identify any issues but commended staff for doing an excellent job preparing the materials.

Commissioner Cramer noted that his neighborhood was the first older neighborhood in the area to fully convert to dark sky standards and expressed that he is glad the city is moving in the same direction. He stated that he reviewed the ordinance and raised two technical questions. First, he noted that the ordinance addresses measuring light trespass both vertically and horizontally but provides a specific measurement method only for horizontal measurements. He recommended adding clarification on how vertical measurements should be conducted. He praised staff for referencing DarkSky International and Illuminating Engineering Society standards but suggested that the ordinance should identify the specific model ordinance, publication editions, or technical guidance documents used to establish the numerical thresholds. He explained that adding this level of detail would strengthen the ordinance and help address any future challenges or questions regarding the standards.

City Attorney Christian Waugh explained that the dark sky ordinance is a highly technical document and discussed the decision not to simply incorporate DarkSky International's standards by reference. Instead, the city chose to establish its own specific numerical standards within the ordinance to maintain local control and avoid automatically adopting future changes made by DarkSky International. He explained that this approach allows the City of Clermont to determine and defend its own lighting standards.

Commissioner Cramer stated that the explanation addressed his concerns about how the ordinance could be supported or defended in the future. He asked whether the adaptive lighting control requirements in the ordinance would apply to single-family homes, specifically

questioning whether residents would be required to turn off porch lights or other residential outdoor lighting at certain times.

Ms. Day clarified that the requirements would apply to both residential and commercial outdoor lighting fixtures, including porch and landscape lighting, but noted that certain residential exemptions and shielding requirements may apply.

Commissioner Hoisington commended staff for their extensive work on the dark sky ordinance.

Chair Colby

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2026-025 Dark Sky Land Development Code Amendment; Moved by Commissioner Cramer, Seconded by Commissioner Hoisington. Motion passed 5-0.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2026-022R Dark Sky; Moved by Commissioner Cramer, Seconded by Commissioner Hoisington. Motion passed 5-0.

Item No. 3 – Ordinance No. 2026-026 – Surrounding Property Notifications Land Development Code Amendment

Planner Nicholas Gonzalez presented as follows:

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.

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.

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.

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.

Bryan Bain, Seat 2 City Council Member, explained that he worked with city staff to develop a proposal aimed at improving public notification for development and zoning-related projects. He emphasized that, as a matter of transparency, elected officials should explain the reasoning behind proposals they help develop. He stated that the proposal was prompted by feedback from residents who felt the current notification radius of 150 feet was too small, often notifying only a handful of nearby homes. He stated that the proposal recommends increasing the notification radius to 450 feet. The proposal also adds a requirement that if any property within the notification radius is part of a homeowner's association or condominium association, the city must also notify that association. This is intended to help associations inform their residents about nearby projects and further expand community awareness.

Commissioner Hoisington stated she is in support of the proposed changes to the public notification process and is glad the initiative was moving forward. Her only question was why the notification radius was set at 450 feet instead of 500 feet.

Commissioner Cramer stated he was in support of the proposed expansion of the public notification process, stating that it is a change the city has needed for some time.

Commissioner Niemiec stated that it was the first time he has seen a city council member speak at a Planning and Zoning meeting as a member of the public. He asked the council member to clarify their role in developing the proposed ordinance.

Council Member Bain explained that shortly after taking office, he met with city department heads and proposed revising the city's public notification policy. He said the process involved extensive discussions with staff to understand the legal, administrative, and financial implications, including how notifications are handled and who bears the associated costs. After working through those details, he and staff agreed on an expanded notification radius, after which staff and the city attorney drafted the ordinance language presented to the board.

Commissioner Niemiec thanked the council member for leading the effort, noting that residents had questioned the limited 150-foot notification radius for years. He expressed appreciation for the added requirement that HOAs and condominium associations receive notifications when projects affect properties within those communities, describing it as a positive improvement for informing residents.

Commissioner Entsuh thanked Council Member Bain for bringing forward the proposed changes. He asked staff why code enforcement cases were not included in the notification radius amendment.

Mr. Gonzalez explained that code enforcement cases do not involve mailed notifications to surrounding properties and notifications are only provided to the property involved in the case.

Chair Colby stated he was in support of the proposed expansion of the public notification radius but asked about the department's practice of adding an extra 50 feet beyond the required distance. He wanted to know whether this was an official policy or simply a departmental best practice.

Mr. Gonzalez explained that the additional 50 feet is a best practice used to ensure no properties are inadvertently excluded due to mapping boundaries or parcels that barely fall outside the required radius.

Development Services Director Curt Henschel stated that regardless of the official notification distance, staff intentionally exceeds it slightly to avoid missing properties and to reduce the risk of legal challenges based on inadequate notice.

Chair Colby acknowledged the explanation but expressed concern that relying on a best practice instead of codifying the larger distance could create uncertainty in the future if departmental practices change.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2026-026 Surrounding Property Notifications Land Development Code Amendment; Moved by Commissioner Niemiec, Seconded by Commissioner Entsuah. Motion passed 5-0.

DISCUSSION OF NON-AGENDA ITEMS

ADJOURNMENT – 7:23 pm

Chair Colby

ATTEST:

Rae Chidlow

AGENDA ITEM

Meeting Date	
Tuesday, August 4, 2026	
Agenda Item Name	
Resolution 2026-026R <i>Elite Veterinary Specialists</i> <i>Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2026-026R	
Staff Report	

The applicant, Elite Veterinary Specialists, is requesting a Conditional Use Permit to allow a veterinary clinic to operate within the M-1 Industrial zoning district. The subject property is located at 235 Hatteras Avenue, Suite 100, within an approximately 0.78-acre parcel. The subject site is located within an established industrial/office area and is surrounded by compatible uses typical of M-1 zoning.



Elite Veterinary Specialists is proposing a specialty veterinary clinic that will provide advanced medical and surgical care beyond general veterinary services, with a specific focus on ophthalmology. The clinic will operate entirely within the building and will be limited to small animals only, consisting of canine and feline species. No large animals, such as horses, cows, swine, or other livestock will be permitted.

The clinic will offer appointments and surgical procedures but will not provide boarding of animals. The clinic's hours of operation will be six days a week: Monday through Friday from 8:30 a.m. to 5:30 p.m. and Saturday from 8:30 a.m. to 2:00 p.m. Should the clinic wish to provide a designated outdoor area for animal relief or exercise, the area must include a waste station managed by the clinic, with animals monitored, leashed, and not left unattended.

Based on the clinic's specialization, operating parameters, and proposed conditions, staff finds the veterinary clinic to be appropriate for the location and consistent with the intent of the district.

STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-026R.

Additional Analysis

Fiscal Impact Summary

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

- | | | |
|----|---|--|
| 1. | 2026-026R Elite Veterinary Specialists (07.27.2026) | 2026-026R Elite Veterinary Specialists (07.27.2026).pdf |
| 2. | Location Maps | Location Maps.pdf |
| 3. | Site Plan | Site Plan.pdf |
| 4. | Staff Analysis - Elite Veterinary Specialists 7.24.26 | Staff Analysis - Elite Veterinary Specialists 7.24.26.docx |
| 5. | Application_Redacted | Application_Redacted.pdf |
| 6. | Legal ad - Elite Vet - PZ | Legal ad - Elite Vet - PZ.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2026-026R

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 THE M-1 INDUSTRIAL ZONING DISTRICT USES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on August 4th, 2026, recommended approval of this Conditional Use Permit to allow for the use of a Veterinary Clinic, at the following location:

LOCATION:

235 Hatteras Avenue, Suite 100
(AK 3734173)
0.78 +/- Acres

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

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

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

This application 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.



CITY OF CLERMONT
RESOLUTION NO. 2026-026R

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

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is to allow for a Specialty Veterinary Clinic that would focus on providing advanced medical and surgical care for pets beyond general veterinary services with a specialization in ophthalmology.
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.



CITY OF CLERMONT
RESOLUTION NO. 2026-026R

3. The Veterinary Clinic will be used for appointments and surgical procedures only and will not offer the boarding of animals. 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 8:30am to 5:30pm and Saturday between the hours of 8:30am 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. 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.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2026-026R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of August 2026.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

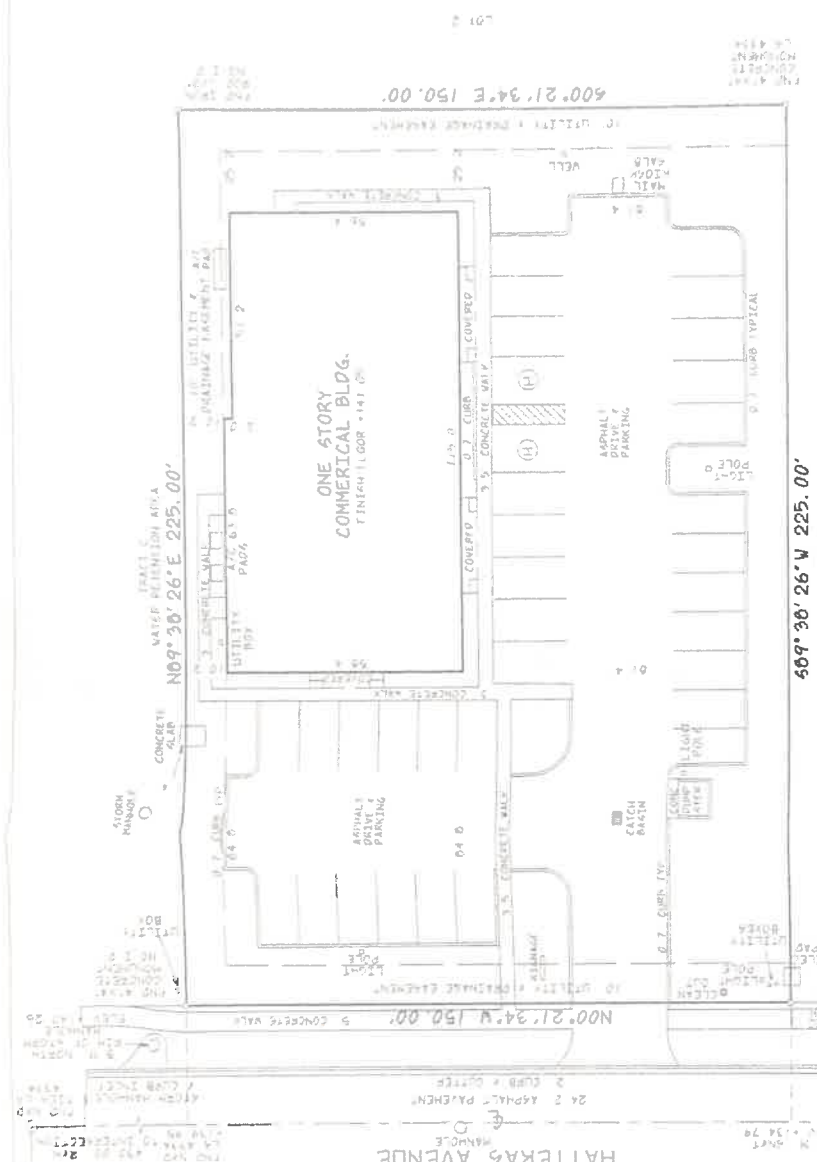
CUP 2026-026R – Elite Veterinary Specialists



SKETCH OF BOUNDARY SURVEY
LEGAL DESCRIPTION

LOT 12, "CLIMAX COMMUNITY", ACCORDING TO THE plat thereof, as recorded in Book 30, Pages 50 and 51 of the public records of Lake County, Florida

PREPARED BY:
 ASHLEY EMMETT CORPORATION
 10000 N. W. 11th Avenue, Suite 100
 Fort Lauderdale, Florida 33304
 PHONE: (954) 561-1111
 FAX: (954) 561-1112



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FLUOR ZONE
 FLOOD ELEV. N/A
 MAP # 2206050500
 EFFECTIVE DATE 07/03/05
 LOT CONTAINS 0.17 ACRES ±

06/12/05 FOUNDATION SURVEY 12/11/06
 07/04/02 FINAL SURVEY 4/03/07
 09/09/06 UPDATE SURVEY 9/10/09

REVISIONS
 DATE

NOTE:
 Certification of Authority on LP 7-27

Certification to date of field work & not signature date. The bearings shown are based on the centerline of Hatteras Avenue N 00° 21' 34" W, (Assumed Permitted)

Elevations per N.A.S. 84

SCALE 1" = 10'

DATE 9/21/07

DATE 9/21/07

DATE 9/21/07



HITT LAND SURVEYORS, INC.
 318 SHELTER CREEK DRIVE W., LONGWOOD, FLORIDA 32779, 407 772-0445

LAND SURVEYS SUBDIVISIONS CONSTRUCTION SURVEYS



CITY OF CLERMONT Staff Analysis Report

OWNER: Paul W Jakubowski & Olga N Jakubowski

APPLICANT: Fourscore Operating Management LLC –
DBA: Elite Veterinary Specialists

PROJECT NAME: Elite Veterinary Specialists

REQUESTED ACTION: Consider a Conditional Use Permit to allow for a veterinary clinic to operate within the M-1 Industrial District.

SIZE OF PARCEL: 0.78 +/- Acres

LOCATION: 235 Hatteras Avenue, Suite 100
(AK 3734173)

EXISTING ZONING: M-1 Industrial

FUTURE LAND USE: Industrial

EXISTING USE: Medical Office

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Industrial	M-1 Industrial	Medical Office	Clermont Endodontic Specialist
South	Industrial	M-1 Industrial	Office	Milestone Counseling
East	Industrial	M-1 Industrial	Office	Multi-tenant Office Buildings
West	Industrial	M-1 Industrial	Industrial	Kalos Services

STAFF ANALYSIS:

The applicant, Elite Veterinary Specialists, is requesting a Conditional Use Permit to allow a veterinary clinic to operate within the M-1 Industrial zoning district. The subject property is located at 235 Hatteras Avenue, Suite 100, within an approximately 0.78-acre parcel. The subject site is located within an established industrial/office area and is surrounded by compatible uses typical of M-1 zoning.



Elite Veterinary Specialists is proposing a specialty veterinary clinic that will provide advanced medical and surgical care beyond general veterinary services, with a specific focus on ophthalmology. The clinic will operate entirely within the building and will be limited to small animals only, consisting of canine and feline species. No large animals, such as horses, cows, swine, or other livestock will be permitted.

The clinic will offer appointments and surgical procedures but will not provide boarding of animals. The clinic's hours of operation will be six days a week: Monday through Friday from 8:30 a.m. to 5:30 p.m. and Saturday from 8:30 a.m. to 2:00 p.m. Should the clinic wish to provide a designated outdoor area for animal relief or exercise, the area must include a waste station managed by the clinic, with animals monitored, leashed, and not left unattended.

Based on the clinic's specialization, operating parameters, and proposed conditions, staff finds the veterinary clinic to be appropriate for the location and consistent with the intent of the district.

STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-026R.



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
 APPLICATION**

Date 6/25/2026		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Elite Veterinary Specialists			
Applicant Fourscore Operating Management LLC - DBA: Elite Veterinary Specialists			
Contact Person Marla Richmond (CFO)			
Address 7427 Stonegate Boulevard		City Parkland	State FL Zip 33076
Telephone [REDACTED]			
Email [REDACTED]			
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Property Owner Name Paul W Jakubowski & Olga N Jakubowski			
Owner Address 235 Hatteras Avenue, Suite 300		City Clermont	State Florida Zip 34711
Telephone [REDACTED]		Email [REDACTED]	
PROPERTY INFORMATION			
Address of Subject Property 235 Hatteras Avenue, Suite 100		Alternate Key 3734173	Zip 34711
General Location East of Highway 27, just North of Citrus Tower Boulevard on the East side of Hatteras Avenue			
Legal Description & Alternate Key (include copy of survey) Alternate Key #3734173 Parcel #17-22-26-0200-000-01200 Clermont, Clermont Commons SUB LOT 12 PB 37 PGS 60-61 ORB 1882 PG 1049 ORB 2633 PG 2141 ORB 3262 PG 1420 ORB 3832 PG 2034 ORB 5537 PG 584			
Land Use (City verification required) Medical Building (1900)			
Zoning (City verification required) M-1 INDUSTRIAL			



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.

Elite Veterinary Specialists is a specialty veterinary clinic based in Central Florida. We focus on providing advanced medical and surgical care for pets beyond general veterinary services and currently specialize in ophthalmology. This location will be used for appointments and surgical procedures only. We will not have any outdoor runs or provide kennel services. There will be no boarding or grooming services at this office.

This is an appropriate use for this location, as there was previously a medical office in this same Suite 100. The owner of this office building also has a medical practice in Suite 300. This is an industrially zoned property, allowing veterinary offices.

GERALD SWINGER-VARGAS
Applicant Name (print)

[Signature]
Applicant Name (signature)

PAUL W. JAKUBOWSKI
Owner Name (print)

[Signature]
Owner Name (signature)

*****NOTICE*****

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

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

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:	Ada Schmidt
Contact Phone:	
Contact Email:	aschmidt@clermontfl.org
PO Number:	

Date:	07/16/2026
Order Number:	12494652
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	39.0000
Height in Inches:	3.2400

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/28/2026 - 07/28/2026	Govt Public Notices
LEE dailycommercial.com	1	07/28/2026 - 07/28/2026	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	\$63.62
Tax Amount	\$0.00
Service Fee 3.99%	\$2.54
Cash/Check/ACH Discount	-\$2.54
Payment Amount by Cash/Check/ACH	\$63.62
Payment Amount by Credit Card	\$66.16

Order Confirmation Amount	\$63.62
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Ad Preview

LEGAL NOTICE

On Tuesday, August 4, 2026 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2026-026R) to allow for a veterinary clinic to operate within the M-1 Industrial District, at the following location:

LOCATION

235 Hatteras Avenue, Suite 100
(AK 3734173)
0.78 +/- 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
#12494652 7/28/2026

AGENDA ITEM

Meeting Date	
Tuesday, August 4, 2026	
Agenda Item Name	
Resolution 2026-025R <i>West End Plaza Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2026-025R	
Staff Report	

The applicant, Patrick Bianchi, is requesting a Conditional Use Permit to allow for a mixed-use development with 12 or more dwelling units in the Central Business District. The property, located at 821 W. Minneola Avenue and known as West End Plaza, is located at the Southwest corner of West Minneola and 8th Street.

The proposed development consists of four new three-story buildings containing a total of 5,656 square feet of ground-floor retail and restaurant space along with 16 residential dwelling units. Each building will contain four dwelling units, two on the second floor and two on the third floor, each with a minimum area of 580 square feet. The site design also features a central courtyard intended to reinforce the mixed-use character of the district and enhance pedestrian activity along West Minneola Avenue. The existing 7,400 square foot building will remain and be incorporated into the site design and layout.



The request is supported by the Settlement Agreement between the City and the property owner, identified as Contract 2025-009A, which retroactively amends the Comprehensive Plan to allow bonus density up to 40 units per acre when a project qualifies under a Community Benefit Agreement. The Settlement Agreement also exempts the development from minimum parking requirements.

The proposed 16 units result in a residential density of 25.2 units per acre, which exceeds the base density of 25 dwelling units per acre threshold and therefore requires a Community Benefit Agreement. The applicant has identified three public benefits as part of their density bonus request:

1. Public access to the courtyard, managed and controlled by the Trust
2. Public Art Installations
3. A sidewalk connection to enhance pedestrian access

The conceptual site plan also includes a covered gallery supported by structural beams extending up to ten feet into the public right-of-way along both the north and east sides of the project. Due to this structural encroachment, the applicant is required to obtain a Right-of-Way (ROW) Utilization Permit for approval.



Staff finds that the requested CUP is consistent with the intent of the Central Business District, supports mixed-use urban infill, and aligns with the City's Comprehensive Plan by encouraging redevelopment and increased residential density in the downtown core.

STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2026-025R.

Additional Analysis

Fiscal Impact Summary

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

1.	2026-025R 821 W Minneola, West End Plaza CUP (07.27.2026)	2026-025R 821 W Minneola, West End Plaza CUP (07.27.2026).pdf
2.	Community Benefit Agreement 7.24.26	Community Benefit Agreement 7.24.26.docx
3.	Location Map	Location Map.pdf
4.	821 W Minneola St Design Set	821 W Minneola St Design Set.pdf
5.	821 W Minneola St - SURVEY [24X36] JRN	821 W Minneola St - SURVEY [24X36] JRN.pdf
6.	Staff Analysis 7.24.26	Staff Analysis 7.24.26.docx
7.	CUP Amendment_Redacted	CUP Amendment_Redacted.pdf
8.	Contract 2025-009A (Agreement)	Contract 2025-009A (Agreement).pdf
9.	Legal ad 2026-025R West End Plaza - PZ	Legal ad 2026-025R West End Plaza - PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2026-025R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MIXED-USE DEVELOPMENT WITH 12 OR MORE DWELLING UNITS IN THE CENTRAL BUSINESS DISTRICT.

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 4, 2026 recommended approval of this Conditional Use Permit to allow for a mixed-use development with 12 or more dwelling units in the Central Business District; at the following location:

LOCATION:

West End Plaza
821 West Minneola Ave
Alternate Key 3793274
0.635 +/- Acres

WHEREAS, the City recognizes that the Settlement Agreement referred to as Contract 2025-009A, hereby amends the Land Development Code to allow for a bonus density of up to 40 units per acre through a Community Benefit Agreement and the overall development would be exempt from a minimum parking requirement.

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

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

This application for a Conditional Use Permit to allow for mixed-used development with 12 or more dwelling units in the Central Business District; shall be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2026-025R

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



CITY OF CLERMONT
RESOLUTION NO. 2026-025R

SECTION 2. LAND USE

1. The property is approved for a Conditional Use Permit to allow for a mixed-use development with 16 dwelling units in the Central Business District, not to exceed 25 dwelling units per acre unless a Community Benefit Agreement is proposed.
2. The ground floors of each building (4 total) will consist of retail and restaurant space, not to exceed 6,000 square feet.
3. The conceptual site plan shown in Exhibit A includes a covered gallery supported by beams that may extend up to ten feet into the right-of-way along the north and east sides of the project. This encroachment would require a Right-of-Way (ROW) Utilization Permit for the supporting column. The Applicant understands that underground utilities may alter the placement of the columns, in which would then require an adjustment in this design feature at their own expense.
4. The project shall be developed in substantial accordance with the “821 W Minneola Street Design Set” that was submitted with the application and has one page for reference in Exhibit B.



CITY OF CLERMONT
RESOLUTION NO. 2026-025R

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:

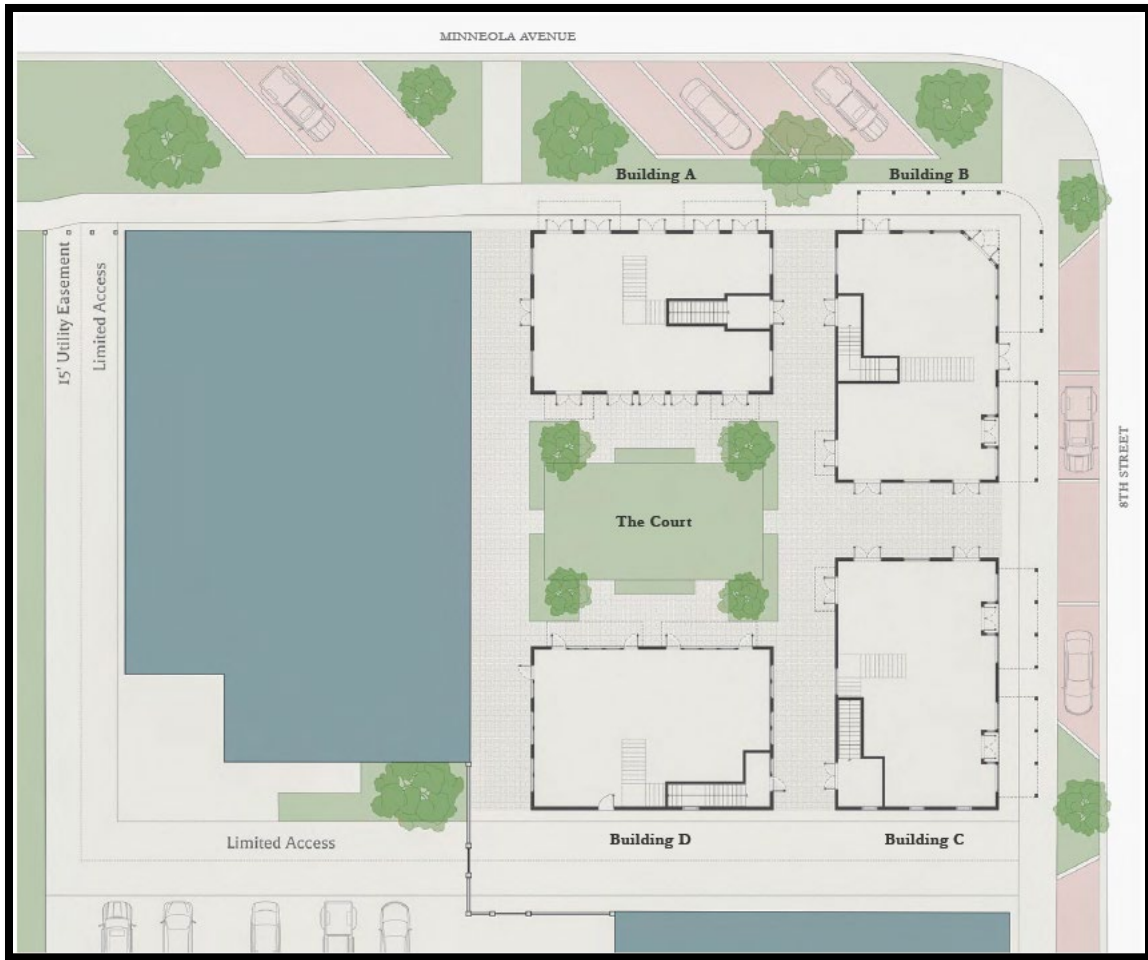
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2026-025R

EXHIBIT A



CITY OF CLERMONT
RESOLUTION NO. 2026-025R

EXHIBIT B



COASTAL INVESTMENT LAND TRUST, COMMUNITY BENEFIT AGREEMENT

THIS AGREEMENT is entered into as of the 11th day of August 2026, between THE CITY OF CLERMONT, a Florida municipal corporation, whose address is 685 W. Montrose St. Clermont, Florida 34711 (the “City”), and COASTAL INVESTMENT LAND TRUST, whose mailing address is 810 West Montrose Street, Clermont, Florida 34711 (the “Owner”).

RECITALS

1. Owner desires to develop approximately 0.635 acres of property currently located in the City of Clermont, described and depicted in Exhibit “A” attached to and incorporated in this Agreement (hereinafter referred to as the “Property”).
2. The Property is currently zoned Central Business District “CBD.”
3. Owner has filed an application for a Conditional Use Permit “CUP” for a mixed-use residential and commercial project.
4. Owner has requested a density bonus in the project above the permitted 25 residential dwelling units per acre.
5. Owner’s application for a CUP indicates a residential density of 25.2 residential dwelling units per acre.
6. A Settlement Agreement, Contract 2025-009A, amends the Land Development Code to retroactively allow the property owner to utilize the Density Bonus provisions, thereby enacting the execution of a Community Benefit Agreement.
7. Owner has elected the Density Bonus Elements of Public Open Space and Public Art as the justification for the density bonus.
8. Owner proposes to provide public access to the central courtyard as downtown open space during designated daytime hours. The owner would retain full ownership and operational control of the courtyard, including the ability to establish hours of use, set rules, and temporarily close the space for maintenance, safety, or private events. The Owner will also be responsible for maintenance, insurance, and liability.
9. Owner will incorporate publicly viewable art within the courtyard and along the street frontage to enhance the visual character and cultural vibrancy of the downtown.
10. Owner has proposed a realignment of the public sidewalk along a portion of their Minneola Avenue frontage, limited to the extent of their property boundary. This improvement may support the City’s future ability, if desired, to create a continuous pedestrian connection to 7th Street.

11. Owner has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
12. The City of Clermont has determined that the proposal for development of the Property represents, among other things, an opportunity for the City to secure quality planning and growth and a strengthened and revitalized tax base in the CBD.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Legal Description / Ownership. The Property has approximately 0.635 acres of land currently located in the City of Clermont, Lake County, Florida, described and depicted in Exhibit "A" attached. The Property is owned by COASTAL INVESTMENT LAND TRUST, whose mailing address is 810 West Montrose Street, Clermont, Florida 34711.

Section 3. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 4. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment and shall be presented and approved by City Council.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

CITY OF CLERMONT, FLORIDA
A Florida Municipal Corporation

Attest:

By: _____

City Clerk

Name: _____

As its: _____

Date: _____

Date: _____

Approved as to form:

Christian W. Waugh, City Attorney

COASTAL INVESTMENT LAND TRUST

Witnesses:

By: _____

Name: _____

Name: Patrick Bianchi

As its: Owner

Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by **Patrick Bianchi** on behalf of **COASTAL INVESTMENT LAND TRUST**. He is personally known to me or has produced _____ (type of identification) as identification and (did/did not) take an oath.

Signature of Notary Public

Type or Print Name

My Commission Expires: _____

Commission No. _____

Seal

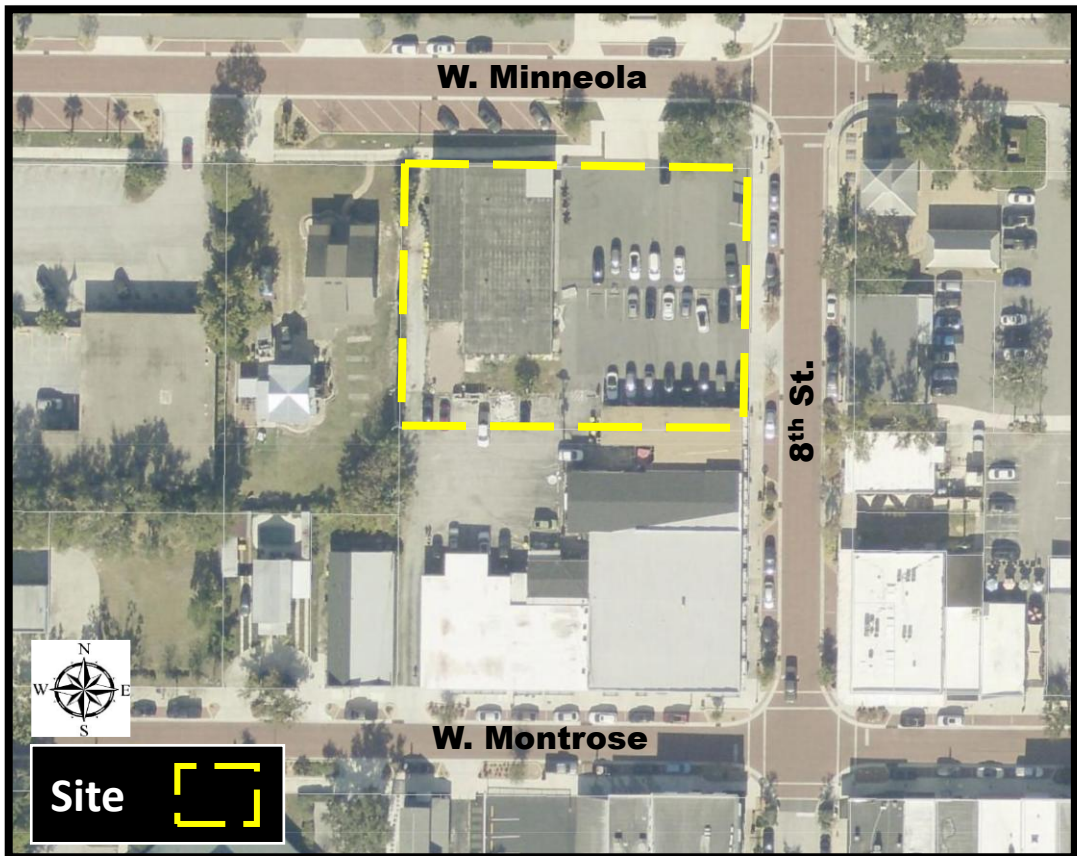
EXHIBIT "A"

LEGAL DESCRIPTION:

East 200 feet of the North 138.36 feet of Block 92, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 17, of the Public Records of Lake County, Florida.
AK 3793274 0.635 +/- Acres

EXHIBIT "B"





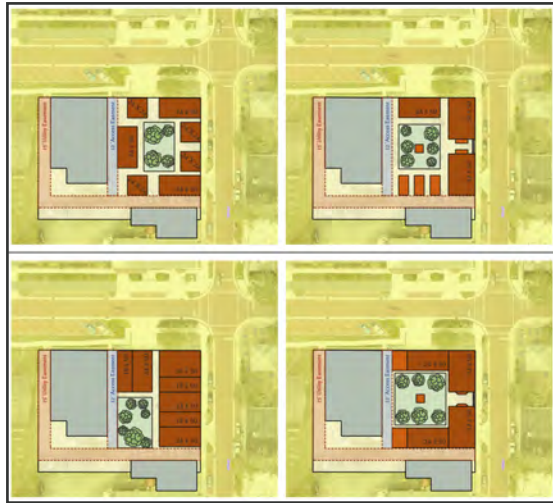
821 Minneola Street

Clermont, Florida

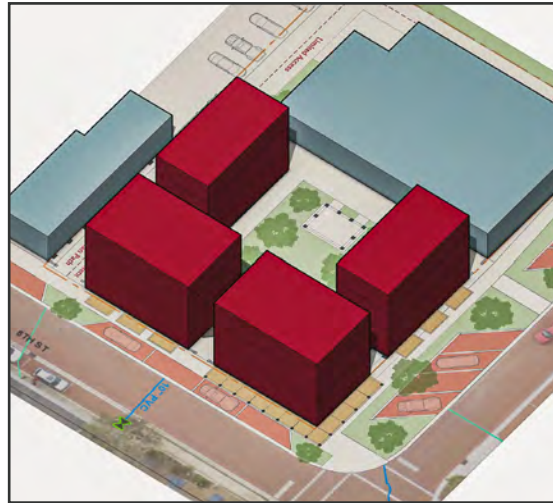
Design Presentation



Recap of the Design Process...



Conceptual Site Plans



Schematic Site Plans



Building Floorplans



Building Elevations



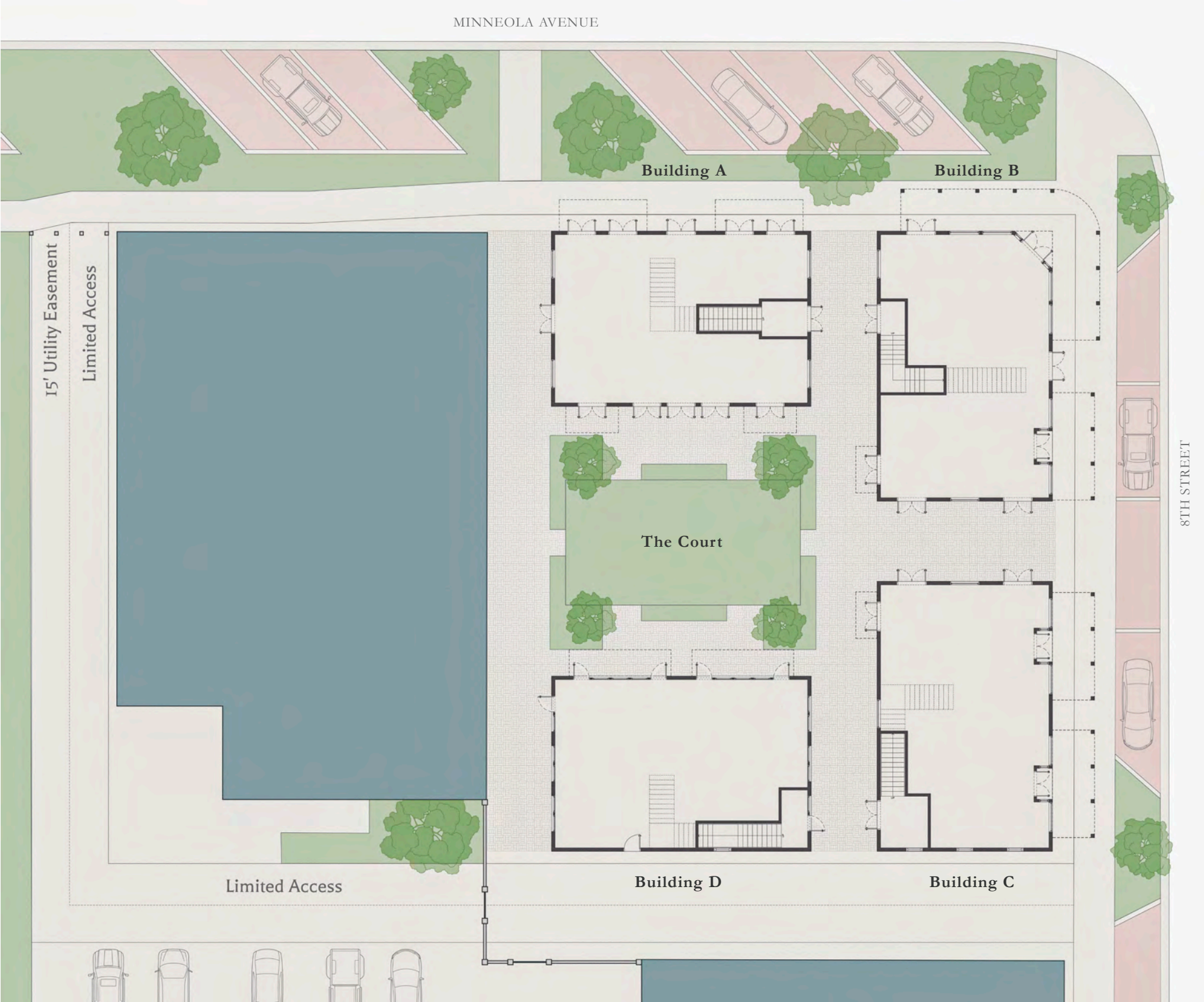
Visualizations

FIRST-LEVEL BUILDING FLOORPLANS

821 MINNEOLA ST. CLERMONT, FL

Commercial Spaces

Note: After 12 Stair Steps, the head height is about 7' and can be habitable. Which is why the rest of the residential stairs are not walled-off



FIRST-LEVEL BUILDING FLOORPLANS

821 MINNEOLA ST. CLERMONT, FL

Commercial Spaces | Area Square-Footages

Note: After 12 Stair Steps, the head height is about 7' and can be habitable. Which is why the rest of the residential stairs are not walled-off

- Residential Entry
- Commercial Space



UPPER-LEVELS BUILDING FLOORPLANS

821 MINNEOLA ST. CLERMONT, FL

Residential Units

4-Units per Building | 1-Bedroom & 1-Bath Each



Note: The Second & Third Floors Have Identical Residential Unit Plans, which are meant to be stacked on the vertical central stair hall.

UPPER-LEVELS BUILDING FLOORPLANS

821 MINNEOLA ST. CLERMONT, FL

Residential Units | Area Square-Footages



Note: The dimensions of the court size are measured from building to building and do not include the sidewalk

UPPER-LEVELS BUILDING FLOORPLANS

821 MINNEOLA ST. CLERMONT, FL

Residential Units

DESIGN CONSIDERATIONS:

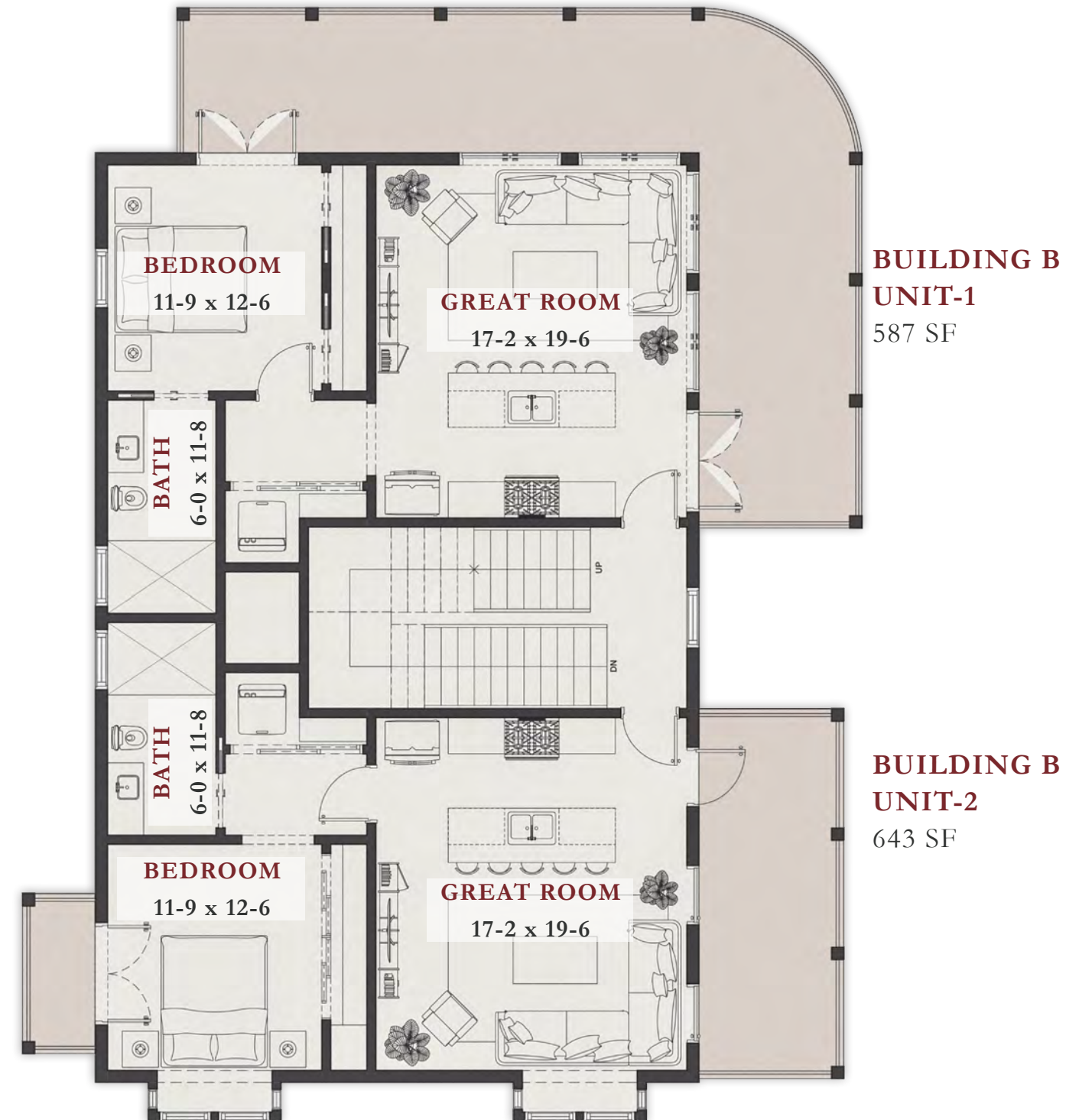
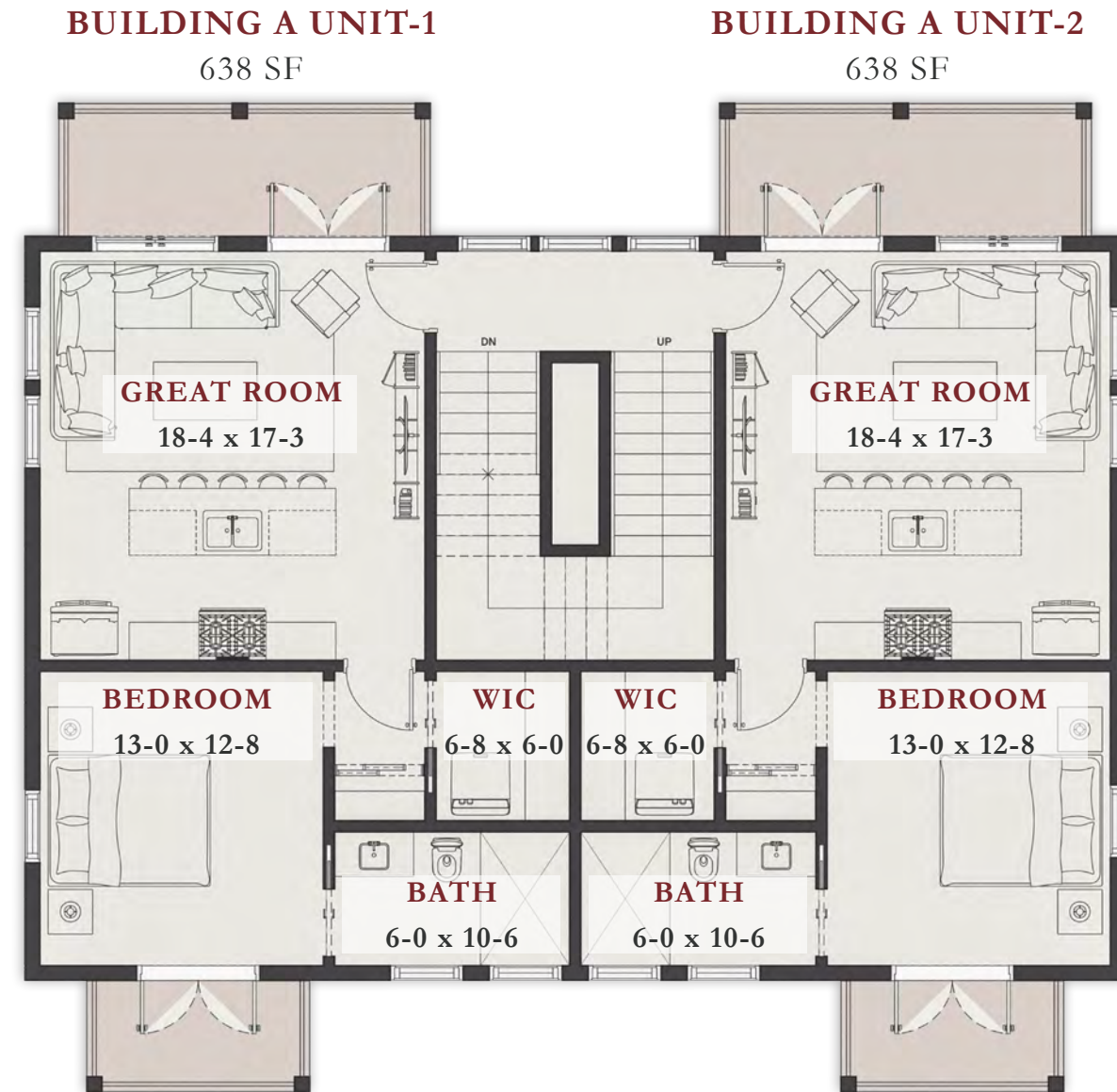
1. Identify the “Primary Views”
 (“Beachfront” Views) for the Main Living Areas
2. Identify the “Secondary Views”
 for the Primary Bedrooms
3. Priotize the Quality of Natural Light
 (Light on 2 - 3 Sides)
4. Simple & Efficient Floorplan Layout

Impact of the Design Considerations

- The Majority of the Rooms Can Enjoy Fantastic Views
- All Units Have Light on Three Sides
- All Rooms Have Light on Two Sides
- No Odd Room Shapes or Corners (Except the Bay Windows)
- Flexibility of Attaching Balconies & Porches
- The Quality of the Space Will Feel Premium and Larger



● Primary Views ● Secondary Views



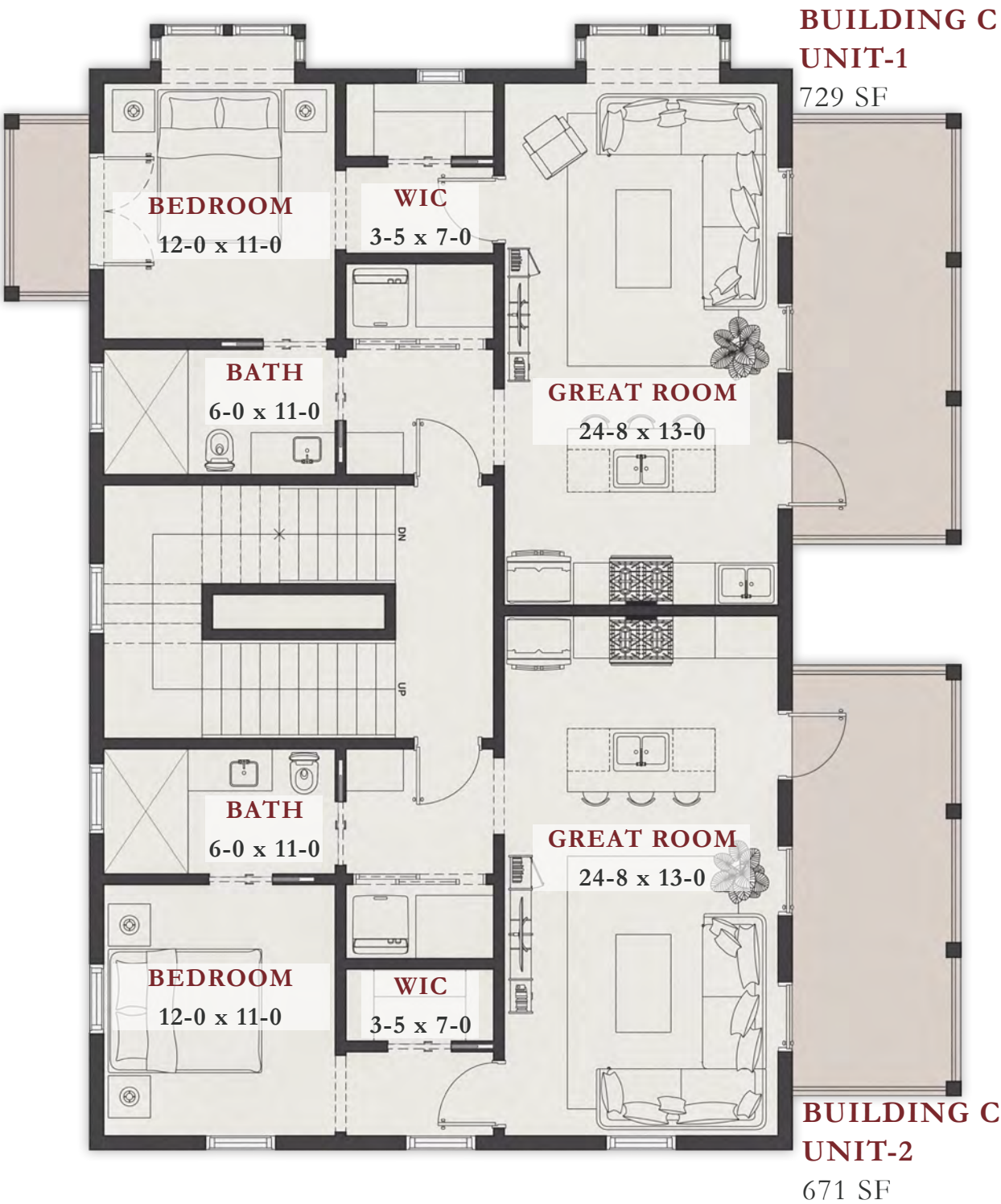
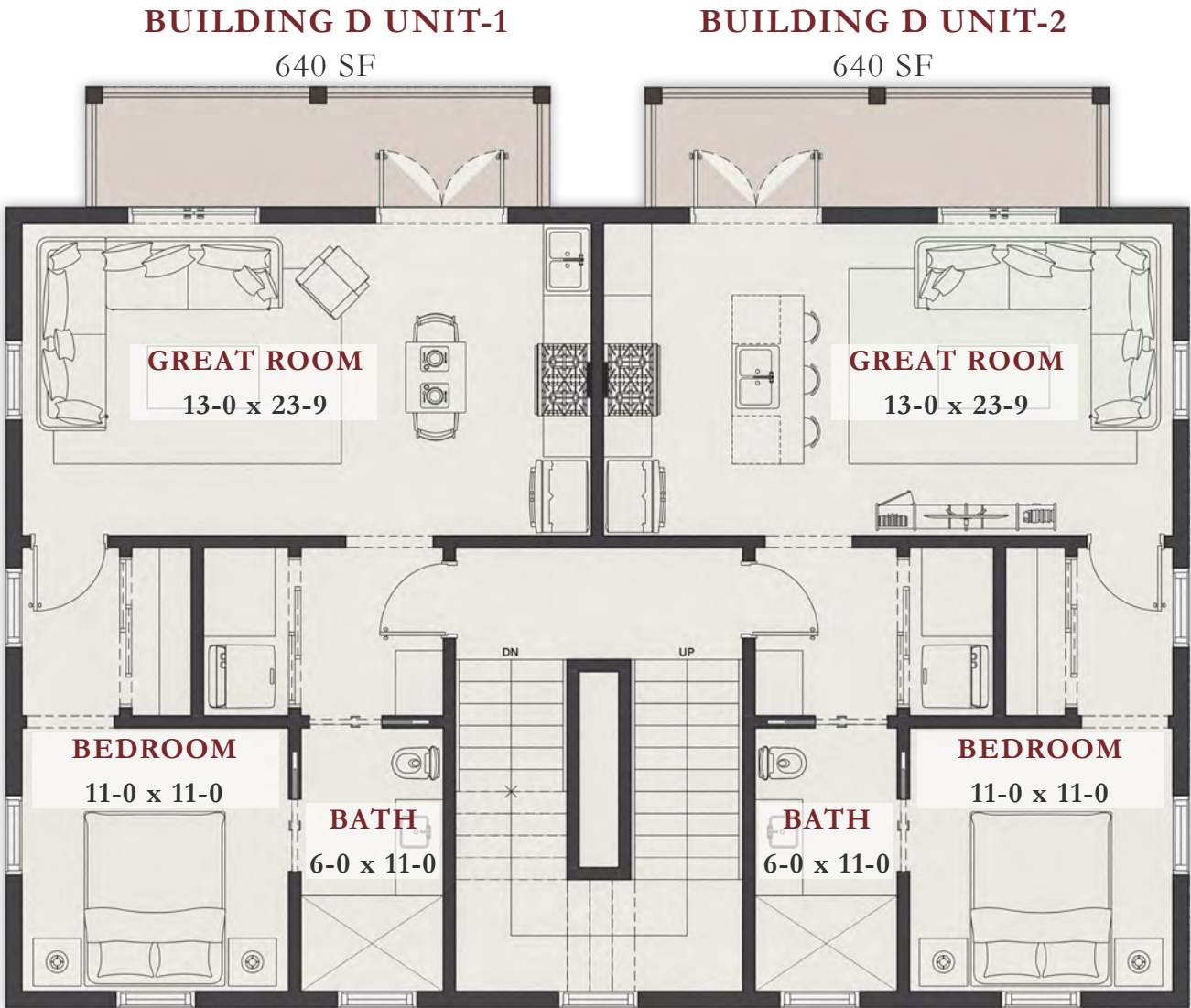
UPPER-LEVELS BUILDING A & B FLOORPLAN

821 MINNEOLA ST. CLERMONT, FL

Update In-Progress...

UPPER-LEVELS
BUILDING C & D FLOORPLAN

821 MINNEOLA ST. CLERMONT, FL











The Court



The Court with a Trellised Entry



The Court with a Pavillion



The Court





The Court with a Pavillion







COURT OPTIONS

821 Minneola Street



The Court

Less Cost

Less Usability

Less Focus



The Court with a Trellised Entry

More Cost

More Usability

More Focus



The Court with a Pavillion

Most Cost

Most Usability

Most Focus













Legal Description:
East 200 feet of the North 138.36 feet of Block 92, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 17, of the Public Records of Lake County, Florida.

Basis of Bearing:

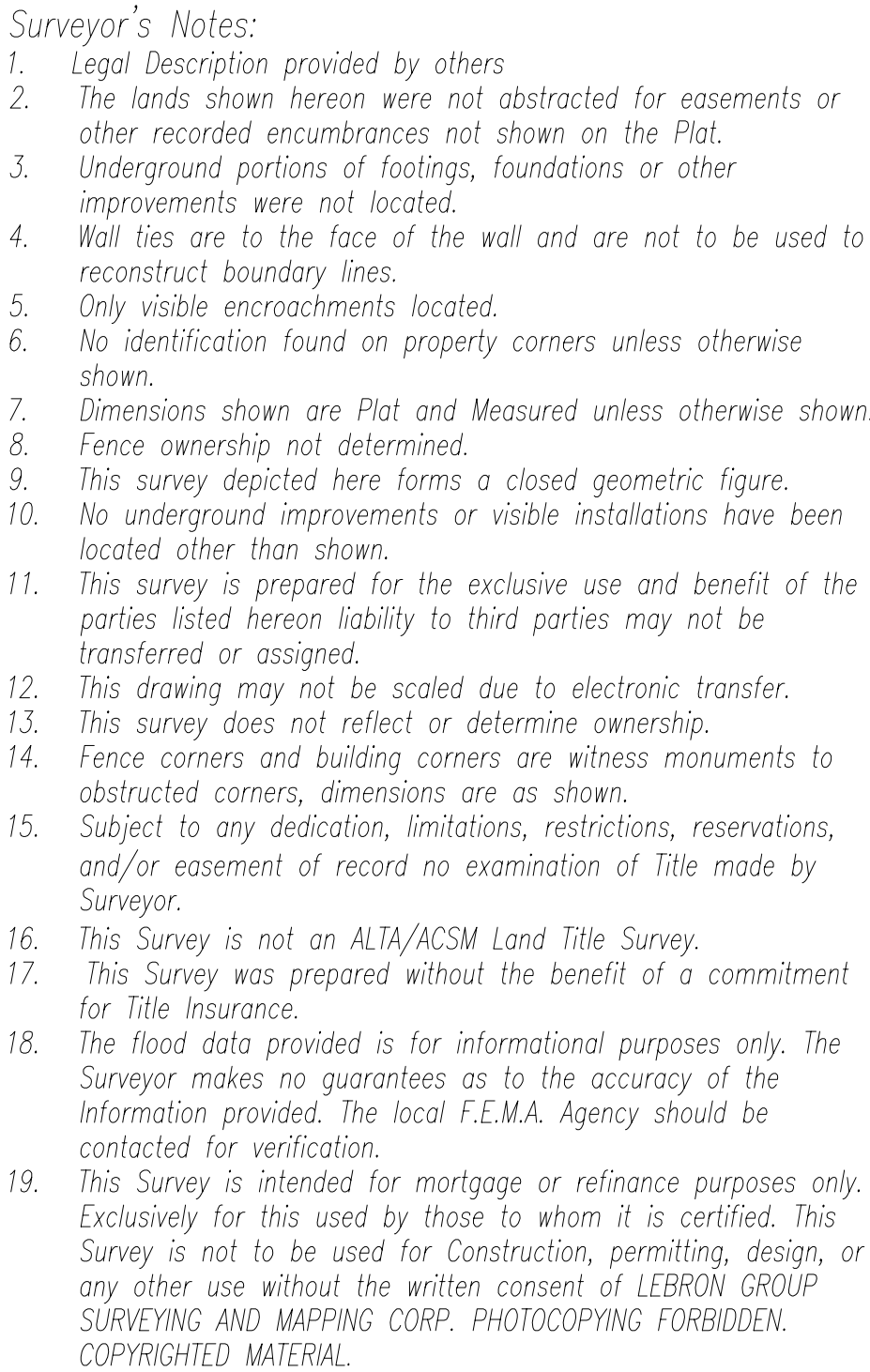
Bearings shown hereon are based on the SOUTH
BOUNDARY LINE OF BLOCK-92, being
N90°00'00"E, ASSUMED.

Flood Insurance Rate Map:

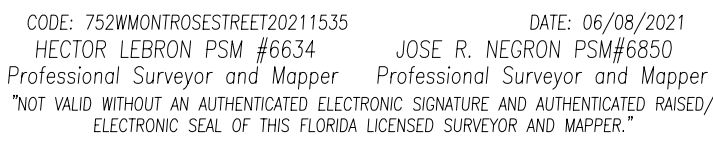
Community Number: 120183 Panel: 0570
 Suffix "E" Flood Insurance Rate Map
 Dated December 18, 2012 Flood Zone: "X"
 Map ID: 12069C0570E

(M) = MEASURE
(P) = PLAT
(A) = ASSUMED
(C) = COMPUTED
BLK. = BLOCK
COVD. = COVERED
O.H.L. = OVERHEAD LINES
C.B.T. = CABLE TV RAISER
CLV. = CENTER LINE
C. = CENTER LINE
DESC. = DESCRIPTION
ELEV. = ELEVATION
ID. = IDENTIFICATION
R.O.W. = RIGHT OF WAY
R/W. = RIGHT OF WAY
CLM. = EASEMENT
U. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE UTILITY EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
E.P.E. = ELECTRIC POWER EASEMENT
E.S.D.E. = ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT
DRAIN. = DRAINAGE
UTIL. = UTILITY
SET I.R.C. = 1/2" I.R.C. LB 7615
I.P. = IRON PIPE
I.R. = IRON ROD
N.A. = NAIL AND DISK
FND. = FOUND
L.S. = LAND SURVEYOR
P.S.M. = PROFESSIONAL LAND SURVEYOR
PLS. = PROFESSIONAL LAND SURVEYOR AND MAPPER
RLS. = REGISTERED LAND SURVEYOR
B.B.S. = BUSINESS BUSINESS
I.R.C. = IRON ROD AND CAP
I.P.C. = IRON PIPE AND CAP
C.M. = CONCRETE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.R.L. = PERMANENT REFERENCE MONUMENT
P.O.N. = POINT ON LINE
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
W.P. = WINESST POINT
T.B.M. = TEMPORARY BENCH MARK
O.R. = OFFICIAL RECORD
P.O.C. = POINT OF COMMENCEMENT
P.O.C. = POINT OF CURVATURE
P.I. = POINT OF INTERCEPTION
P.T. = POINT OF TANGENCY
R/P. = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
CB. = CHORD BEARING
R. = RADIUS
F.F.E. = FINISH FLOOR ELEVATION
A/C. = AIR CONDITIONER
W/H. = WATER HEATER
W/P. = WATER PUMP
CONC. = CONCRETE
CONC.F.C. = CONCRETE FENCE
W.D.F.C. = WOOD FENCE
V.G.F.C. = VINYL FENCE
M.L.F.C. = CHAIN LINK FENCE
AL.F.C. = ALUMINUM FENCE
M.F. = METAL FENCE
B.F. = BACK FLOW PREVENTER
S.M.H. = STORM SEWER MANHOLE
T.M.H. = TELEPHONE MANHOLE
F.H. = FIRE HYDRANT
W/M. = WATER METER
W.V. = WATER VALVE
I.V. = IRRIGATION VALVE
C/O. = CLEAN OUT
L.P. = LIGHTING POLE
P.P. = POWER POLE
W.P. = WOOD POLE

Legend:



THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



Certified to/ for the exclusive use of
Solaia, LLC

APP	DESCRIPTION	DATE	RE
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			S

ADDRESS: 821 W MINNEOLA STREET,
STCLERMONT, FLORIDA 34711

DATE: 06/07/2021	
DRAWN: MR	
CHECKED: H.L.	
CADD:	
JOB NO. 2021- 1535	SHEET 1



CITY OF CLERMONT

Staff Analysis Report

OWNER: Coastal Investment Land Trust

APPLICANT: Patrick Bianchi

PROJECT NAME: 821 W Minneola, a Mixed-Use Development

REQUESTED ACTION: Consider the Conditional Use Permit to allow for a mixed-use development with 12 or more dwelling units in the Central Business District

SIZE OF PARCEL: 0.635 Acres

LOCATION: 821 W Minneola Ave,
Parcel located at the corner of West Minneola Avenue and 8th Street (AK 3793247).

EXISTING ZONING: CBD – Central Business District

FUTURE LAND USE: Downtown MU

EXISTING USE: Retail and restaurant use

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Downtown MU	CBD – Central Business District	Funeral Home	Becker Funeral Home
South	Downtown MU	CBD – Central Business District	Commercial	Clermont Dance Academy, Yummi's, Barbershop and Salons
East	Downtown MU	CBD – Central Business District	Commercial/Public Facilities	Four Corners Health and Rehab, City Restroom and Pavilion
West	Downtown MU	CBD – Central Business District	Residential	

STAFF ANALYSIS:

The applicant, Patrick Bianchi, is requesting a Conditional Use Permit to allow for a mixed-use development with 12 or more dwelling units in the Central Business District. The property, located at 821 W. Minneola Avenue and known as West End Plaza, is located at the southwest corner of West Minneola and 8th Street.

The proposed development consists of four new three-story buildings containing a total of 5,656 square feet of ground-floor retail and restaurant space along with 16 residential dwelling units. Each building will contain four dwelling units, two on the second floor and two on the third floor, each with a minimum area of 580 square feet. The site design also features a central courtyard intended to reinforce the mixed-use character of the district and enhance pedestrian activity along West Minneola Avenue. The existing 7,400 square foot building will remain and be incorporated into the site design and layout.



The request is supported by the Settlement Agreement between the City and the property owner, identified as Contract 2025-009A, which retroactively amends the Comprehensive Plan to allow bonus density up to 40 units per acre when a project qualifies under a Community Benefit Agreement. The Settlement Agreement also exempts the development from minimum parking requirements.

The proposed 16 units result in a residential density of 25.2 units per acre, which exceeds the base density of 25 dwelling units per acre threshold and therefore requires a Community Benefit Agreement. The applicant has identified three public benefits as part of their density bonus request:

1. Public access to the courtyard, managed and controlled by the Trust

2. Public Art Installations
3. A sidewalk connection to enhance pedestrian access

The conceptual site plan also includes a covered gallery supported by structural beams extending up to ten feet into the public right-of-way along both the north and east sides of the project. Due to this structural encroachment, the applicant is required to obtain a Right-of-Way (ROW) Utilization Permit for approval.



Staff finds that the requested CUP is consistent with the intent of the Central Business District, supports mixed-use urban infill, and aligns with the City's Comprehensive Plan by encouraging redevelopment and increased residential density in the downtown core.

STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2026-025R.

PATRICK BIANCHI

810 West Montrose Street, Clermont, Florida 34711

July 15th 2025

City of Clermont
Development Services Department
685 West Montrose Street
Post Office Box 120219
Clermont, Florida 34712-0219

Re: Amended Conditional Use Permit Application for 821 West Minneola Avenue (West End Plaza), formerly the SOMA Container Park application dated June 28, 2023; amendment authorized under the Settlement Agreement, Contract No. 2025-009A, Section 2(h); Coastal Investment Land Trust v. City of Clermont, Case No. 35-2023-CA-002795

Dear Director:

Coastal Investment Land Trust, which owns the property at 821 West Minneola Avenue is submitting the enclosed amended Conditional Use Permit application for that property. The application amends the Trust's original permit application submitted on June 28, 2023, as authorized by Section 2(h) of the Settlement Agreement that the City Council approved as Contract No. 2025-009A to resolve the case referenced above. Under that section the amendment is reviewed against the code that was in effect on the original submittal date of June 28, 2023.

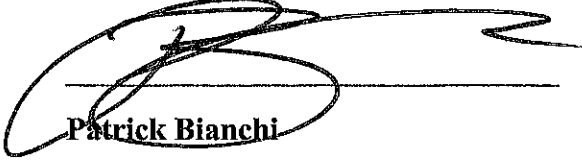
The project is a mixed-use development in the heart of downtown. It places four new buildings around a central courtyard, together with the existing building, with shops and restaurants at street level and sixteen residential units on the floors above. Because it is a grandfathered mixed-use project, it is exempt from minimum off street parking requirements under the former parking code, Section 98-14, which the Settlement carries forward at Exhibit C and confirms at Section 2(c) through Section 2(f). The residential density is within the range the Comprehensive Plan allows downtown, and I intend to support it through a Community Benefit Agreement, as described in the enclosed materials.

Enclosed for your review are the completed application, a narrative description of the request, a memorandum on residential density and community benefit, the legal description in Word format for the legal advertisement, proof of ownership, the boundary survey, and the project design set.

I understand a meeting with your office is required before the preliminary site plan goes to the Site Review Committee, and I have asked to schedule that meeting.

Thank you for your help. I look forward to the meeting and am glad to answer any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Patrick Bianchi", is written over a horizontal line. The signature is stylized with a large, looping initial "P".

Beneficiary and Attorney in Fact for
Coastal Investment Land Trust



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date July 15th 2026		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) 821 Minneola, a Mixed Use Development (Amended CUP; formerly SOMA Container Park)			
Applicant Patrick Bianchi, beneficiary of the Coastal Investment Land Trust and attorney in fact for the Trust			
Contact Person Patrick Bianchi			
Address 810 W Montrose Street		City Clermont	State FL Zip 34711
Telephone [REDACTED]			
Email [REDACTED]			
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Property Owner Name Coastal Investment Land Trust			
Owner Address 810 W Montrose Street		City Clermont	State FL Zip 34711
Telephone [REDACTED]		Email [REDACTED]	
PROPERTY INFORMATION			
Address of Subject Property 821 West Minneola Avenue (West End Plaza)		Alternate Key	Zip 34711
General Location Downtown Clermont, at the corner of West Minneola Avenue and 8th Street.			
Legal Description & Alternate Key (include copy of survey) Legal Description and Alternate Key (include copy of survey) East 200 feet of the North 138.36 feet of Block 92, The City of Clermont, according to the map or plat thereof as			
Land Use (City verification required) Downtown Mixed-Use			
Zoning (City verification required) Central Business District (CBD)			



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.

This is an amended Conditional Use Permit application for 821 West Minneola Avenue. It amends the permit application the Coastal Investment Land Trust filed on June 28, 2023, then known as the SOMA Container Park, as authorized by Section 2(h) of the Settlement Agreement the City Council approved as Contract No. 2025-009A to resolve Case No. 35-2023-CA-002795. Under Section 2(h) the amendment is reviewed against the code in effect on June 28, 2023.

What is proposed. A downtown mixed use development: four new buildings arranged around a central courtyard, together with the existing building. The ground floor holds shops and restaurant space, roughly 5,686 square feet in total. The second and third floors hold sixteen residential units, four per building, each a minimum of 580 square feet. On a 0.635 acre parcel that is 25.2 units per acre.

Why it is appropriate here. The property sits in the historic core of downtown, carries a Downtown Mixed Use land use, and is zoned Central Business District. Shops and restaurants at the sidewalk with homes above is exactly the walkable, fine grained pattern the district and the Comprehensive Plan encourage. The project also provides public art, public access to the central courtyard, and a sidewalk built to connect along the frontage.

Density and parking. Under Comprehensive Plan Objective 1.7 as it read on June 28, 2023, the Downtown Mixed Use category allows a bonus density up to 40 units per acre through a Community Benefit Agreement, so the proposed 25.2 units per acre is within that ceiling and draws only part of the available bonus. As a grandfathered mixed use project, the development is exempt from minimum off street parking under former Section 98-14, consistent with Section 2(c) through Section 2(f) of the Settlement. Please see the attached narrative, the density memorandum, and the Settlement Agreement for the full basis.

Patrick Branchi
Applicant Name (print)

[Signature]
Applicant Name (signature)

Patrick Branchi
Owner Name (print) *as attorney in fact for trustee of Coastal Investment Land Trust*
[Signature]
Owner Name (signature)

*****NOTICE*****

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

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

01/02/2026

PREAPPLICATION MEETING MEMORANDUM

821 West Minneola Avenue · Amended Conditional Use Permit

To:	City of Clermont, Development Services Director or appointed designee
From:	Patrick Bianchi, beneficiary and attorney in fact for Coastal Investment Land Trust
Date:	July 15th, 2026
Property:	821 West Minneola Avenue (West End Plaza); Alternate Key 3793274; Parcel 24-22-25-0100-092-00008

I am writing before the required preapplication meeting to lay out the points I would like to confirm with your office, so that the preliminary site plan and the application itself go in complete and accurate. I would appreciate the City's position on each item below.

1. Background

On June 28, 2023 the Coastal Investment Land Trust filed a Conditional Use Permit application for this property, then known as the SOMA Container Park. That application led to litigation, Coastal Investment Land Trust v. City of Clermont, Case No. 35-2023-CA-002795, which the parties settled by a written agreement the City Council approved as Contract No. 2025-009A. Section 2(h) of that Settlement allows the Trust to amend its permit application for 821 West Minneola Avenue, and states that the amendment is grandfathered, meaning the City applies the code that was in effect on the original submittal date of June 28, 2023. I now wish to amend the application.

2. The Project

The amended project is a downtown mixed-use development: four new buildings arranged around a central courtyard, together with the existing building on the site. In summary:

- Ground floor: shops and restaurant space across the four new buildings, roughly 5,686 square feet in total.
- Second and third floors: sixteen residential units, four per building, each a minimum of 580 square feet.
- A central courtyard that draws pedestrians into the block, with frontage and galleries along Minneola Avenue and 8th Street.

3. Items I Would Like the City to Confirm

First, that the City will process this as an amendment to the June 28, 2023 application under Section 2(h) of the Settlement, and will review it against the code in effect on that date. Section 2(h) does

not limit the scope of the amendment, and it ties the grandfathering to the original filing date rather than to the original use.

Second, that the project is exempt from minimum off-street parking. The parking code in effect on June 28, 2023, former Section 98-14 (Settlement Exhibit C), states plainly that a mixed-use project is exempt from minimum parking requirements. That language is not limited to the commercial space, and it covers the residential units as part of the mixed-use project. This is consistent with Section 2(c) through Section 2(f) of the Settlement.

Third, the density path. The project proposes sixteen residential units on a 0.635 acre parcel, which is 25.2 units per acre. Under Comprehensive Plan Objective 1.7 as it read on June 28, 2023, the Downtown Mixed-Use category allows a bonus density up to 40 units per acre through a Community Benefit Agreement. I intend to use that bonus, and I have enclosed a separate memorandum with the math and the benefits I propose to provide. I would like to confirm the operative code section for the Community Benefit Agreement under the 2023 code and that the benefits I propose are sufficient.

Fourth, the submittal details. I would like to confirm the preliminary site plan requirements, whether a traffic study or proportionate fair share submittal will be required, whether school concurrency information will be needed for the sixteen units, and the schedule, including the first of the month cutoff and the Planning and Zoning and City Council hearing dates.

4. Two Related Matters

I want to raise two related requests. The building design uses galleries that rise two and three stories along the Minneola Avenue and 8th Street frontages. Structural columns supporting those galleries sit within the public right of way along both frontages, projecting about five feet past the property line. Because these are permanent structural elements and not simply overhang, I would like the City's guidance on the right instrument, whether a perpetual encroachment easement or a partial vacation of the right of way under Chapter 32, and on the utility clearance the City will require, including the 15 foot utility easement and any franchise utilities in the Minneola and 8th Street rights of way. I will provide a surveyed sketch and legal description of the encroachment area prepared by the project surveyor.

Second, I will construct the sidewalk along the property frontage parallel to Minneola Avenue and perpendicular to 8th Street so that it aligns with and connects to a continuous downtown pedestrian route. I would also appreciate the City's guidance on extending that connection west toward 7th Street as a City improvement. My commitment is limited to work within and along the property line. Also note that the project design set contemplates a rework that the city can do on minneola to increase its street parking.

5. Materials Provided

- Special Warranty Deed showing the Trust's ownership.

- Boundary survey
- Project design set.
- Memorandum on residential density and community benefit.
- Settlement Agreement, Contract No. 2025-009A, with exhibits, including Exhibit C (the grandfathered parking code) and Exhibit F (the original application).

Thank you for your time. I look forward to confirming the path forward so the application can go in clean.

LEGAL DESCRIPTION

821 West Minneola Avenue, Clermont, Florida · for legal advertising and the CUP

Subject Property

East 200 feet of the North 138.36 feet of Block 92, The City of Clermont, according to the map or plat thereof as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Street Address	821 West Minneola Avenue, Clermont, Florida 34711 (West End Plaza)
Alternate Key	3793274
Parcel	24-22-25-0100-092-00008
Recording	ORB 6100, PG 876, Public Records of Lake County, Florida
Lot Area	27,672 square feet, or 0.635 acre
General Location	Downtown Clermont, corner of West Minneola Avenue and 8th Street
Land Use	Downtown Mixed Use
Zoning	Central Business District (CBD)

Provided in Word format under the City's filing instructions, for use in the legal advertisement and in the permit.

AMENDED CONDITIONAL USE PERMIT

Detailed Description of Request · 821 West Minneola Avenue, Clermont, Florida

Nature of the Request

This is an amended Conditional Use Permit application for the property at 821 West Minneola Avenue, in the Central Business District. It amends the permit application the Coastal Investment Land Trust filed on June 28, 2023, then known as the SOMA Container Park, as authorized by Section 2(h) of the Settlement Agreement between the Trust and the City, which the City Council approved as Contract No. 2025-009A to resolve Case No. 35-2023-CA-002795. Under Section 2(h) the amendment is reviewed against the code that was in effect on the original submittal date of June 28, 2023.

What Is Proposed

The project is a downtown mixed-use development. Four new buildings sit around a central courtyard, together with the existing building on the site. The buildings provide:

- Ground floor commercial: shops and restaurant space across the four new buildings, roughly 5,686 square feet in total, facing Minneola Avenue and 8th Street.
- Upper floor residential: sixteen one-bedroom units, four per building on the second and third floors, each a minimum of 580 square feet, for roughly 9,280 square feet of residential space at a minimum.
- A central courtyard that brings pedestrian life into the block and ties the commercial frontages together.

On the 0.635-acre parcel, the sixteen units work out to 25.2 units per acre. The existing one-story building, about 7,452 square feet and built in 1960, is kept and folded into the project.

Why It Is Appropriate for This Location

The property sits at the corner of Minneola Avenue and 8th Street, in the historic core of downtown. The Comprehensive Plan places the property in the Downtown Mixed-Use category, and the zoning is Central Business District. Shops and restaurants at the street with homes above is the walkable, fine grained pattern the district and the plan are meant to encourage. The project puts active uses at the sidewalk, adds downtown residents who support those businesses, replaces an underused site with buildings drawn in a Florida vernacular that fits the character of downtown, and provides public art, public access to the courtyard, and a sidewalk built to connect along the frontage. In short, it advances the mixed-use goals of Comprehensive Plan Objective 1.7.

Consistency with the Grandfathered Code

Zoning and land use. The property is zoned Central Business District and carries a Downtown Mixed Use land use. The Settlement confirms both at Section 2(a) and Section 2(b), and both accommodate the proposed program.

Residential density and Community Benefit Agreement. The sixteen units on 0.635 acre are 25.2 units per acre. Under Comprehensive Plan Objective 1.7 as it read on June 28, 2023, the maximum residential density in the mixed-use categories is twelve units per acre, except in the Downtown Mixed-Use category, which may allow a bonus density up to forty units per acre through a Community Benefit Agreement. The property is in that category. The proposed 25.2 units per acre sits within the forty-unit ceiling and draws only part of the available bonus. The Trust will enter a Community Benefit Agreement providing three public benefits: public art, public access to the central courtyard controlled by the Trust, and a sidewalk built to connect along the frontage parapedicular to 8th and parallel to Minneola Ave, for the future connection making the 7th to 8th walkable.

Off street parking. Under the parking code in effect on June 28, 2023, former Section 98-14, a mixed-use project is exempt from minimum parking requirements. This project is a mixed-use project, with commercial at the ground floor and residential above, so it is exempt from minimum off street parking under the grandfathered code, consistent with Section 2(c) through Section 2(f) of the Settlement.

Building height and form. The buildings are designed within the height the Central Business District allowed under the June 28, 2023 code. Final dimensional conformity will be confirmed on the preliminary and construction site plans.

Review Criteria, Section 101-212

The project meets the conditional use review criteria. It is compatible with the scale and character of downtown and with the district and land use. It will connect to existing central water and sewer, and plans for services and infrastructure will accompany the preliminary site plan. There will be no vehicular access and so there should not be any required traffic or proportionate fair share analysis needed. Landscape plans that conform to Chapter 123 will be provided with the preliminary site plan.

The Existing Building and Related Requests

The existing building at 821 West Minneola is kept and folded into the project. Two related matters, an encroachment into the right of way for the gallery support columns along both frontages and the alignment of the Minneola Avenue sidewalk, are being handled as separate instruments and are not part of this request, which sets the use only. This application is not a final site plan for construction. After the permit is approved, site plans go to the Site Review Committee under Chapter 101.

For these reasons I respectfully request approval of the amended Conditional Use Permit.

RESIDENTIAL DENSITY AND COMMUNITY BENEFIT

821 West Minneola Avenue · Amended Conditional Use Permit

Prepared for:	City of Clermont Development Services
Property:	821 West Minneola Avenue (West End Plaza); Alternate Key 3793274; Parcel 24-22-25-0100-092-00008
Land use / Zoning:	Downtown Mixed Use / Central Business District
Proposal:	Sixteen residential units above ground floor commercial, in four buildings
Governing code:	The code in effect June 28, 2023, grandfathered under Settlement Section 2(h)

1. Purpose

This memorandum sets out the residential density of the project, and the community benefit I propose in order to use the Downtown Mixed-Use bonus density, under the Comprehensive Plan in effect on June 28, 2023.

2. Site Area and Density

The property is the East 200 feet of the North 138.36 feet of Block 92, which is 27,672 square feet, or 0.635 acre. The project proposes sixteen residential units. Sixteen units on 0.635 acre is 25.2 units per acre.

3. The Grandfathered Density Standard

Comprehensive Plan Objective 1.7 in effect on June 28, 2023 (Ordinance 2023-001) sets the maximum residential density in the mixed-use categories at twelve units per acre, except in the Downtown Mixed-Use category, which may allow a bonus density up to forty units per acre through a Community Benefit Agreement. This property is in the Downtown Mixed-Use category and is zoned Central Business District, so it qualifies. Applied to a 0.635 acre parcel:

Density basis	Units allowed on 0.635 acre	Sixteen units
Base, 12 units per acre	7 units	Over the base
Bonus, 25 units per acre	15 units	Just over
Proposed, 25.2 units per acre	16 units	Proposed
Bonus ceiling, 40 units per acre	25 units	Well under the ceiling

Sixteen units is over the base of twelve units per acre, but well within the forty unit per acre ceiling the Downtown Mixed-Use category allows. The proposed density draws only part of that bonus

band; the ceiling would permit up to twenty-five units on this parcel. I am not asking to max out the bonus.

4. Proposed Community Benefit

To use the bonus density, I propose a Community Benefit Agreement with three public benefits, each already part of the project design and each delivering value the public can see and use.

Public art. The project will include art that the public can view, in the courtyard and along the street, adding to the character of the downtown walk.

Public access to the courtyard. The central courtyard will be open to the public as downtown open space during set daytime hours. The Trust keeps ownership and control, including the right to set hours and rules and to close the space for maintenance, safety, or private events, and the Agreement will cover maintenance, insurance, and liability. This is public access controlled by the Trust.

A sidewalk built to connect. The Trust will build the public sidewalk along a portion of frontage so that it aligns and connects into a continuous downtown walking route, and so the City may, if it chooses, have a walkable path from this project to 7th street. My commitment is limited to the work within and along the property line. Completing the connection past the frontage to 7th Street is a City improvement that I encourage.

5. Proportionality

The benefits fit the density requested. The project uses only part of the available bonus, from twelve up to about twenty-five of a possible forty units per acre, and the walkable mixed-use form itself advances the City's plan for downtown. Taken together, the public art, the courtyard access, and the sidewalk built to connect are in keeping with a partial bonus of this size.

6. Item to Confirm

The Comprehensive Plan points to the Central Business District chapter for the Community Benefit Agreement. The current code addresses that district at Chapter 125, Division 12. I would like the City to confirm the operative code section for the Community Benefit Agreement under the June 28, 2023 code, the form and approval process for the Agreement, and that the benefits above are sufficient for the requested density of 25.2 units per acre.

In short, sixteen units are appropriate and permitted on this parcel through the Downtown Mixed Use bonus density, supported by the benefits described here, and I request the City's agreement at the preapplication stage.

SETTLEMENT AGREEMENT

THIS AGREEMENT is entered into by and between COASTAL INVESTMENT LAND TRUST, a registered Florida Land Trust (“Coastal”), and the CITY OF CLERMONT, a Florida municipal corporation (“the City”) (or collectively “Parties”), who each freely and voluntarily enter into this Settlement Agreement (“Agreement”) and therefore do recite as follows:

RECITALS

- A. Coastal owns the property located at 821 West Montrose Street (“Coastal Property”) and;
- B. A dispute has arisen between Coastal and the City resulting in litigation in the case styled *Coastal Investment Land Trust v. The City of Clermont*, Case No. 35-2023-CA-002795 in the Circuit Court in and for Lake County, Florida (the “Litigation”), and;
- C. This Agreement serves to resolve all claims and damages that the Parties asserted or could have asserted against each other in the Litigation.

NOW THEREFORE, in consideration of the mutual covenants and the terms and conditions contained herein the Parties agree as follows:

1. **Recitals Incorporated.** The above-stated recitals are true and correct and are hereby incorporated in and made a part of this agreement by reference.
2. **City Obligations and Acknowledgments.** The City does hereby agree and/or acknowledge as follows:
 - a. The City acknowledges and agrees that the Coastal Property is zoned Central Business District (CBD) under the City’s Land Development Code and therefore is entitled to use the property for any permitted use thereunder subject to all applicable zoning regulations in effect at the time of its June 28, 2023 application made for the property. (See attached “Exhibit A”)
 - b. The City acknowledges and agrees that the Coastal Property has a land use of Downtown Mixed-Use under the City’s Comprehensive Plan and therefore is entitled to use the property for any permitted use thereunder subject to all applicable building code and land use regulations in effect at the time of its June 28, 2023 application. (See attached “Exhibit B”)
 - c. City of Clermont acknowledges and agrees that pursuant to City of Clermont *Ordinance No 2018-28*, the future development of the Coastal Property or its assigns, or successors for a use permitted in the CBD and shall be entitled to an exemption of minimum parking requirements, pursuant to the code at that time. (See attached “Exhibit C”)
 - d. City of Clermont acknowledges and agrees that pursuant to City’s Comprehensive Plan a Mixed-Use project is defined under Objective 1.7. (See attached “Exhibit D”)

Definition:

[Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development.]

- e. City of Clermont acknowledges and agrees that the existing building located on 821 W Minneola Ave, Clermont Florida 34711 is by the City's Land Development Code and Comprehensive Plan a Mixed-Use project and is otherwise exempt from any requirement for parking spaces, inclusive of outdoor seating pursuant to the City's parking ordinance in effect as of the date of application to change the building's use from a Church to a Market. (See attached "Exhibit E")
 - f. City of Clermont acknowledges and agrees that Coastal submitted a Conditional Use Permit Application for a project at 821 W Minneola Ave, Clermont Florida 34711. The project contemplates a Mixed-Use project under the City's Land Development Code and Comprehensive Plan and would have been otherwise exempt from any requirements for parking spaces, inclusive of outdoor seating pursuant to the City's parking ordinance in effect as of the date of application. (See attached "Exhibit F")
 - g. City of Clermont acknowledges and agrees that after Coastal made its appeal to the City, the City changed its code removing the exemption of minimum parking requirements for a Mixed-Use project. (See attached "Exhibit G").
 - h. City of Clermont acknowledges and agrees that Coastal may amend its Conditional Use Permit Application at 821 W Minneola Ave, Clermont Florida 34711, and such amendment will be "Grandfathered in", meaning, the City of Clermont shall apply the code at the time of the original application submittal dated June 28, 2023.
3. **Coastal Obligations.** At or contemporaneously with the settlement, Coastal shall:
- a. Execute, along with the City, a mutual release of the City, its elected officials, officers, employees and agents from any and all claims, causes of actions or damages of any kind that have been maintained or could have been maintained in the Litigation. The Release shall be as set forth in Exhibit "H" attached hereto and incorporated herein.
 - b. Within five (5) days of this Agreement being approved by the City Council, file a Notice of Voluntary Dismissal with Prejudice of all Coastal's pending claims against the City in the Litigation.
4. **Each Party Bears its Own Attorney Fees and Costs.** The Parties agree that they shall each bear their own attorney fees and costs related to the Litigation and this Settlement Agreement.
5. **Reservation of Right to Enforce this Agreement.** It is understood and agreed by the parties that the General Releases do not waive nor include in any way the parties' rights and ability to enforce against each other the terms and covenants contained in this Agreement.
6. **Opportunity to Cure.** In the event of a breach of (i.e., failure of a party to comply with) any obligation or covenant under this Agreement, the non-breaching party shall give the breaching party written notice of the specifics of the breach, and the breaching party shall have thirty (30) days (the "Cure Period") in which to cure the breach if such breach is capable of cure. If it is commercially impractical to cure the alleged breach within the Cure Period, the breaching party shall have such commercially reasonable time as may be necessary to cure the breach. If the breach is not cured within said Cure Period, the non-breaching party, subject to the provisions herein, shall be entitled to pursue any remedies it may have by reason of the breach. A waiver of any breach of this Agreement shall not constitute a waiver of any future breaches of this Agreement,

whether of a similar or dissimilar nature.

7. **Enforcement of Agreement.** If any party shall seek to enforce or protect its rights under this Agreement or under any document or instrument executed and delivered in connection herewith, in any action, suit, arbitration, or other proceeding, prior to initiating such action, the parties agree that they will participate in pre-suit mediation. The mediation shall take place at Clermont City Hall, Clermont, Lake County, Florida, by a mediator as mutually agreed upon by the parties. Each party shall bear an equal share of the cost of the mediation. In the event the mediation does not resolve the pending dispute, any party may enforce its rights hereunder in such manner as available at law. The Parties agree that venue for any such action shall be in the appropriate court in and for Lake County or the Middle District of Florida, that each party waives its right to a jury trial and that in any such proceeding each party shall bear its own attorney fees.
8. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties, and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent it has been expressly incorporated into this Agreement. No waiver, modification, or amendment of any term, condition, or provision of this Agreement shall be valid or have any force or effect unless made in writing and signed by all Parties to this Agreement.
9. **No Warranty by City.** Nothing contained herein shall be construed or act as a warranty of any kind, either general or specific, regarding the performance, operation or any act, improvement or approval by City related hereto.
10. **Binding Effect.** This Agreement shall be binding upon the Parties, their successors and assigns.
11. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the City beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
12. **Notice.** Any notice required to be given or documents required to be delivered by the terms of this Agreement shall be deemed properly given or delivered if hand delivered, or if mailed to the proper party or parties by United States Mail, return receipt requested, at the following addresses:

COASTAL INVESTMENT LAND TRUST:

810 W. Montrose Street
Clermont, FL 34711
Attn.: Tyler Van Voorhees

CITY:

685 W. Montrose Street
Clermont, Florida 34711
Attn: City Manager

13. **Effective Date.** This Agreement shall take effect as of the last date that a signatory below has executed.

14. **Severability.** Should any provision of this Agreement be held invalid or illegal, such invalidity or illegality shall not invalidate the whole of this Agreement, but rather the Agreement shall be construed as if it did not contain the invalid or illegal part, and the rights and obligations of the Parties shall be construed and enforced accordingly.
15. **Joint Participation.** Each of the Parties has jointly participated in the negotiation and drafting of this Agreement. In the event of an ambiguity or a question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by each of the Parties hereto and no presumptions or burdens of proof shall arise favoring either Party by virtue of the authorship of any provisions of this Agreement.
16. **Agreement Understanding and Legal Counsel.** Each Party to this Agreement represents and warrants to each other Party that such Party has read and fully understands the terms and provisions hereof, has had an opportunity to review this Agreement with legal counsel, and has executed this Agreement based upon such Party's own judgment, and acknowledge that are executing this document as their free and voluntary act.
17. **Authority.** By signing below, each of the undersigned represents and warrants that he or she has the actual and apparent authority and has obtained all necessary and proper corporate or other legal authority and authorization to bind their respective entities to the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Global Settlement Agreement as of the dates set forth below.

Coastal Investment Land Trust

By: _____

Name: _____

Date: _____

Rudolf Heiko Worm
as Trustee

01/30/25

Attest: _____

Tracy Ackroyd Howe, City Clerk

CITY OF CLERMONT

Tim Murry, Mayor

Date: 01-28-2025

As Approved by Action of the City
Council at its Regular Meeting of January
28, 2025





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:	
Contact Email:	nwisniewski@clermontfl.org
PO Number:	

Date:	07/16/2026
Order Number:	12495090
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	50.0000
Height in Inches:	4.1500

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/28/2026 - 07/28/2026	Govt Public Notices
LEE dailycommercial.com	1	07/28/2026 - 07/28/2026	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	\$81.00
Tax Amount	\$0.00
Service Fee 3.99%	\$3.23
Cash/Check/ACH Discount	-\$3.23
Payment Amount by Cash/Check/ACH	\$81.00
Payment Amount by Credit Card	\$84.23

Order Confirmation Amount	\$81.00
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Ad Preview

LEGAL NOTICE

On Tuesday, August 4, 2026, at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2026-025R) to allow for a mixed-use development in the CBD Central Business District, at the following location:

LOCATION

West End Plaza
Alternate Key 3793274

Southwest corner of W. Minneola Ave. and 8th Street

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
July 28, 2026
12495090 7/28/2026



AGENDA ITEM

Meeting Date	
Tuesday, August 4, 2026	
Agenda Item Name	
Ordinance 2026-019 <i>Louisa Grande</i> <i>Small-scale Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2026-019	
Staff Report	

The City, as the applicant, is requesting a Small-Scale Comprehensive Plan Amendment and Rezoning of the subject property as a follow up to the staff-initiated annexation request. The parcel has been platted, developed, and is receiving wastewater services from the City. Central water is provided by Sunshine Water Services. The property, approximately 30.64 +/- acres, consists of the Louisa Grande subdivision with a total lot count of 75 single-family homes. The subdivision has been built-out and is completed.

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



The subject property is currently designated with Lake County's Urban Low Density Future Land Use Category. The current density under the Lake County designations allowed four (4) dwelling units to one (1) net acre, with

the final plat approved at 2.45 dwelling units per net acre. The compatible future land use designation under the City at the existing density would be Low-Density Residential, which allows for three (3) dwelling units per one (1) acre. The majority of the surrounding properties have been developed and consist of single-family residential developments on the west and south sides of the subject parcel. While the north side contains a mobile home park with similar residential uses and the east side is currently undeveloped.

The change in future land use to the City’s Low-Density Residential does not propose a conflict between the existing uses and land uses within the area. The proposed future land use is consistent with the City’s Comprehensive Plan and its goals, objectives, and policies. Staff recommends approval of Ordinance 2026-019.

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

Exhibits Attached (copies of original agreements)	
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- | | | |
|----|---|---|
| 1. | Ord 2026-019 Louisa Grande SSCPA (07.16.2026) | Ord 2026-019 Louisa Grande SSCPA (07.16.2026).pdf |
| 2. | Location and FLUC Maps | Location and FLUC Maps.pdf |
| 3. | Legal ad - Louisa Grande SSCPA | Legal ad - Louisa Grande SSCPA.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2026-019

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

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

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION:

DESCRIPTION - RESIDENTIAL AREA

THAT PART OF TRACTS 55, 56, 57, 58, MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

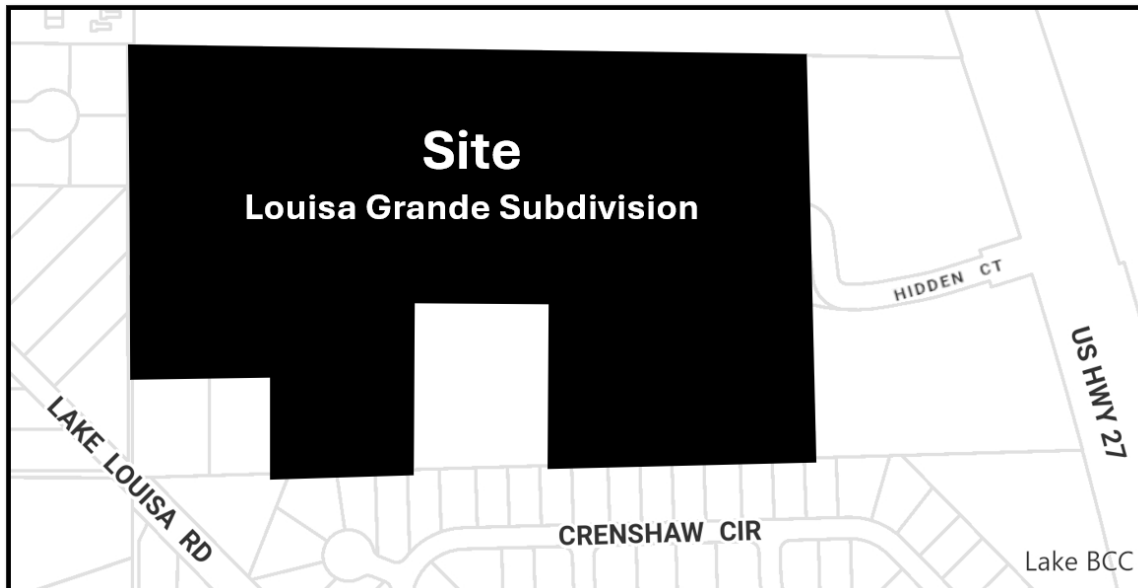
CITY OF CLERMONT
ORDINANCE NO. 2026-019

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN N 00° 01' 00"E, ALONG THE WEST LINE OF SAID TRACT 57 AND ALSO BEING THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 9, 240.10 FEET, TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57, TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 01' 00"E, ALONG SAID WEST LINE, 757.24 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 56; THENCE RUN N 89° 04' 20"E, ALONG SAID NORTH LINE, 427.55 FEET; THENCE RUN S 89° 10' 12"E, 1143.08 FEET; THENCE RUN S 01° 40' 07"E, 941.55 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 614.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE RUN N 00° 06' 24"E, 394.87 FEET, TO THE SOUTH LINE OF THE NORTH 261.50 FEET OF SAID TRACT 58; THENCE RUN S 88° 49' 32"W, ALONG SAID SOUTH LINE, 328.10 FEET, TO THE EAST LINE OF SAID TRACT 57; THENCE RUN S 00° 04' 35"W, ALONG SAID EAST LINE, 397.69 FEET, TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 327.96 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 57; THENCE RUN N 00° 02' 47"E, ALONG SAID EAST LINE, 240.11 FEET, TO THE AFORESAID NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57; THENCE RUN S 88° 19' 53"W, ALONG SAID NORTH LINE, 328.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.640 ACRES MORE OR LESS.

LOCATION:

Louisa Grande Subdivision
West of Hidden Court and US Hwy 27 Intersection,
south of Hartwood Marsh Road and northeast of Lake Louisa Road
30.64 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2026-019

CHANGE THE FUTURE LAND USE CLASSIFICATION:

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

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-019

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of September 2026.

CITY OF CLERMONT

Tim Murry, Mayor

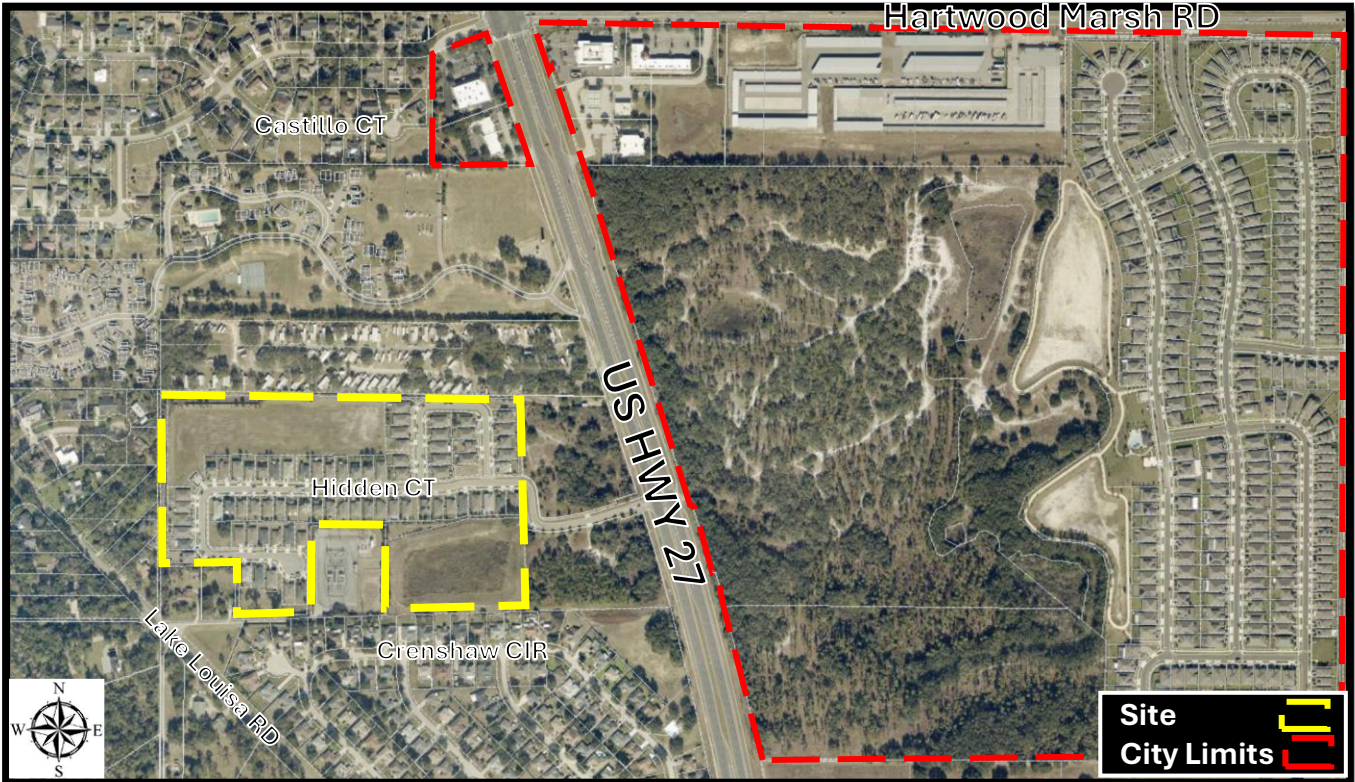
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Louisa Grande Subdivision – SSCPA & Rez



Louisa Grande Subdivision – SSCPA & Rez



CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

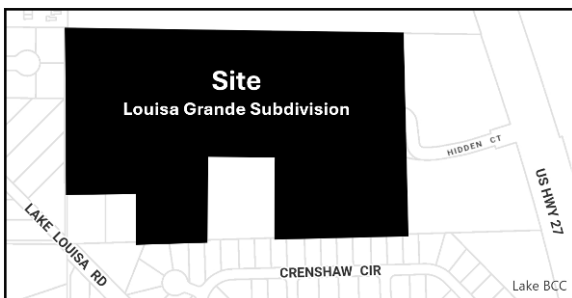
ORDINANCE NO. 2026-019

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, August 4, 2026, at 6:30 PM to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 30.64 +/- acre parcel from Lake County Urban Low Density to City of Clermont Low Density Residential Land Use Designation.

LOCATION:

Louisa Grande Subdivision

West of Hidden Court and US Hwy 27 Intersection, south of Hartwood Marsh Road and northeast of Lake Louisa Road
30.64 +/- Acres



FUTURE LAND USE MAP AMENDMENT

From: Lake County Urban Low Density

TO: City of Clermont Low Density Residential

ORDINANCE NO. 2026-019

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

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

This 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



AGENDA ITEM

Meeting Date	
Tuesday, August 4, 2026	
Agenda Item Name	
Ordinance 2026-020 <i>Louisa Grande Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2026-020	
Staff Report	
The City, as the applicant, is requesting a Small-Scale Comprehensive Plan Amendment and Rezoning of the subject property as a follow up to the staff-initiated annexation request. The parcel has been platted, developed, and is receiving wastewater services from the City. Central water is provided by Sunshine Water Services. The property, approximately 30.64 +/- acres, consists of the Louisa Grande subdivision with a total lot count of 75 single-family homes. The subdivision has been built-out and is completed. On October 28th, 2025, the City Council approved the annexation of the subject property with the understanding that a Small-Scale Comprehensive Plan Amendment and Rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. Staff is proceeding to complete the process at this time.	
	
The subject property is currently designated with Lake County's Planned Unit Development district and is governed by Ordinance No. 2015-3. In order to encapsulate the current entitlements, City staff is proposing to rezone the property to Planned Unit Development. The transfer of the Lake County PUD Ordinance into the City's PUD Ordinance is "like for like" with small adjustments made for code references.	

The change in the zoning district to the City's Planned Unit Development (PUD) District does not propose a conflict between the existing uses and land uses within the area. The proposed zoning district is compatible with the adjoining properties as required by the City's Comprehensive Plan. Staff recommends approval of the Rezoning, Ordinance No. 2026-020.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached(copies of original agreements)

- | | | |
|----|--|--|
| 1. | Ord. 2026-020 Louisa Grande REZ PUD (07.16.2026) | Ord. 2026-020 Louisa Grande REZ PUD (07.16.2026).pdf |
| 2. | Location and REZ Maps | Location and REZ Maps.pdf |
| 3. | Legal ad - Louisa Grande REZ | Legal ad - Louisa Grande REZ.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2026-020

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

WHEREAS, the City Council of Clermont, Florida annexed the property on October 28th, 2025 (Ordinance No. 2025-037).; and

WHEREAS, to complete the annexation process with a compatible City Zoning Designation and Future Land Use Category; this rezoning request is being initiated by City staff; and

WHEREAS, the property currently had an existing, approved Planned Unit Development (PUD) in Lake County, (Louisa Vista PUD, Ordinance No. 2015-3).; and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Planned Unit Development (PUD) to City of Clermont Planned Unit Development District (PUD) for a residential development that has already been constructed; and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 4th day of August 2026, reviewed the petition for Rezoning; and

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

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

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

SECTION 1:

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



CITY OF CLERMONT
ORDINANCE NO. 2026-020

LEGAL DESCRIPTION:

DESCRIPTION - RESIDENTIAL AREA

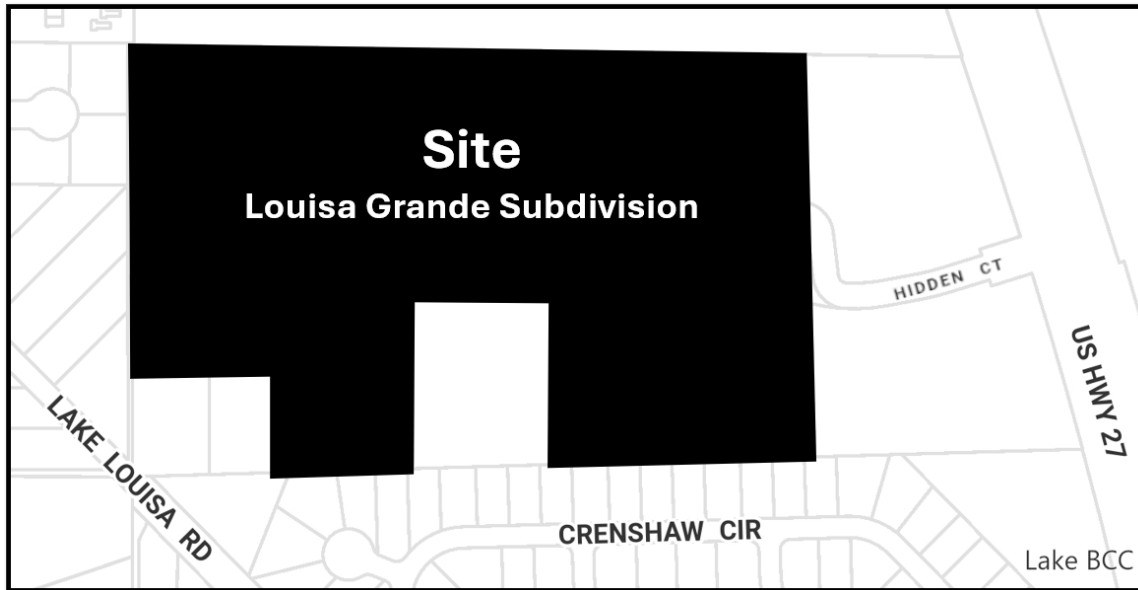
THAT PART OF TRACTS 55, 56, 57, 58, MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN N 00° 01' 00"E, ALONG THE WEST LINE OF SAID TRACT 57 AND ALSO BEING THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 9, 240.10 FEET, TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57, TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 01' 00"E, ALONG SAID WEST LINE, 757.24 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 56; THENCE RUN N 89° 04' 20"E, ALONG SAID NORTH LINE, 427.55 FEET; THENCE RUN S 89° 10' 12"E, 1143.08 FEET; THENCE RUN S 01° 40' 07"E, 941.55 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 614.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE RUN N 00° 06' 24"E, 394.87 FEET, TO THE SOUTH LINE OF THE NORTH 261.50 FEET OF SAID TRACT 58; THENCE RUN S 88° 49' 32"W, ALONG SAID SOUTH LINE, 328.10 FEET, TO THE EAST LINE OF SAID TRACT 57; THENCE RUN S 00° 04' 35"W, ALONG SAID EAST LINE, 397.69 FEET, TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 327.96 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 57; THENCE RUN N 00° 02' 47"E, ALONG SAID EAST LINE, 240.11 FEET, TO THE AFORESAID NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57; THENCE RUN S 88° 19' 53"W, ALONG SAID NORTH LINE, 328.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.640 ACRES MORE OR LESS.

LOCATION:

Louisa Grande Subdivision
West of Hidden Court and US Hwy 27 Intersection,
south of Hartwood Marsh Road and northeast of Lake Louisa Road
30.64 +/- Acres



PROPERTY REZONING

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

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a single-family residential subdivision on the property described above (hereinafter the "Property"); be granted subject to the following conditions:

1. After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the City Council.
2. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDC, as amended.
3. The Property shall be developed in substantial accordance with the recorded plat, Louisa Grande, Plat Book 70, Pages 1-4. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.



CITY OF CLERMONT
ORDINANCE NO. 2026-020

4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
5. This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any successors and shall be subject to each and every condition herein set out.
6. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.

SECTION 3: PERMITTED USES

This application for a Planned Unit Development (PUD) to allow for a single-family residential development to be granted subject to the following conditions:

1. Land Uses:
 - a. Residential:
 - i. A total of 75 single-family dwelling units not to exceed three (3) dwelling units per net buildable acre in accordance with the Comprehensive Plan, as amended.
 - ii. Lot Size: Single-family residential lots shall be a minimum 6,325 square feet with a minimum lot width of 55 feet. Corner lots shall have a minimum lot width of 65 feet.
 - b. Accessory uses directly associated with the above uses may be approved by the City Manager or designee of. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the City Council.
2. Open Space: Open Space shall be a minimum of 25% of the net buildable area of the PUD in accordance with the Comprehensive Plan and Land Development Codes (LDC), as amended.
3. Setbacks – Single-family dwelling units:

Front	15 feet
Side	5 feet
Rear	20 feet
Garage (Front)	20 feet
Accessory Structures including Pools	5 feet
Secondary Front Yard for Corner Lots	15 feet

- a. All other setbacks shall be established in the LDC, as amended.



CITY OF CLERMONT
ORDINANCE NO. 2026-020

4. Development Requirements:

Impervious Surface Ratio (ISR)	Maximum 60%
Building Height	Maximum 45 feet

- a. All other development requirements shall be in accordance with the Comprehensive Plan and LDC, as amended.
5. Landscaping, Buffering, and Screening shall be in accordance with the Comprehensive Plan and LDC, as amended.
6. Noise: Compliance shall be in accordance with the LDC, as amended.
7. Utilities: Central water and sewer connections shall be provided in accordance with the Comprehensive Plan and LDC, as amended.
8. Transportation Improvements/Access Management: Requirements shall be determined for the proposed uses at site plan review and in accordance with the LDC, as amended. At a minimum, the Applicant will be required to submit a Traffic Study for development of the property in accordance with the Conceptual Plan attached hereto as Exhibit “A”. **(COMPLETED)**
9. Stormwater Management: Stormwater Management shall be in accordance with St. Johns River Water Management District (SJRWMD) and LDC, as amended.
10. Schools: School Concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and LDC, as amended. **(COMPLETED)**
11. Lighting: Exterior lighting shall be in accordance with the LDC, as amended, and consistent with Dark-Sky Principles.
12. Signage: Signs shall be in accordance with the LDC, as amended.
13. Fire Protection and Emergency Services Access: Access and fire safety requirements of the development shall be provided in accordance with the Florida Fire Prevention Code and LDC, as amended.
14. Concurrency Management Requirements: Any development shall comply with the Lake County Concurrency Management System, as amended.
15. Development Review and Approval:
 - a. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with Exhibit “A” for review and approval in accordance with the Comprehensive Plan and LDC, as amended. **(COMPLETED)**



CITY OF CLERMONT
ORDINANCE NO. 2026-020

- b. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents, as amended. Prior to the expiration of the three-year time frame, the City Council may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. **(COMPLETED)**
16. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, City of Clermont Comprehensive Plan, and City of Clermont Land Development Codes shall include any future amendments the Statutes, Code, Plans, and/or Regulations.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-020

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 22nd day of September 2026.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

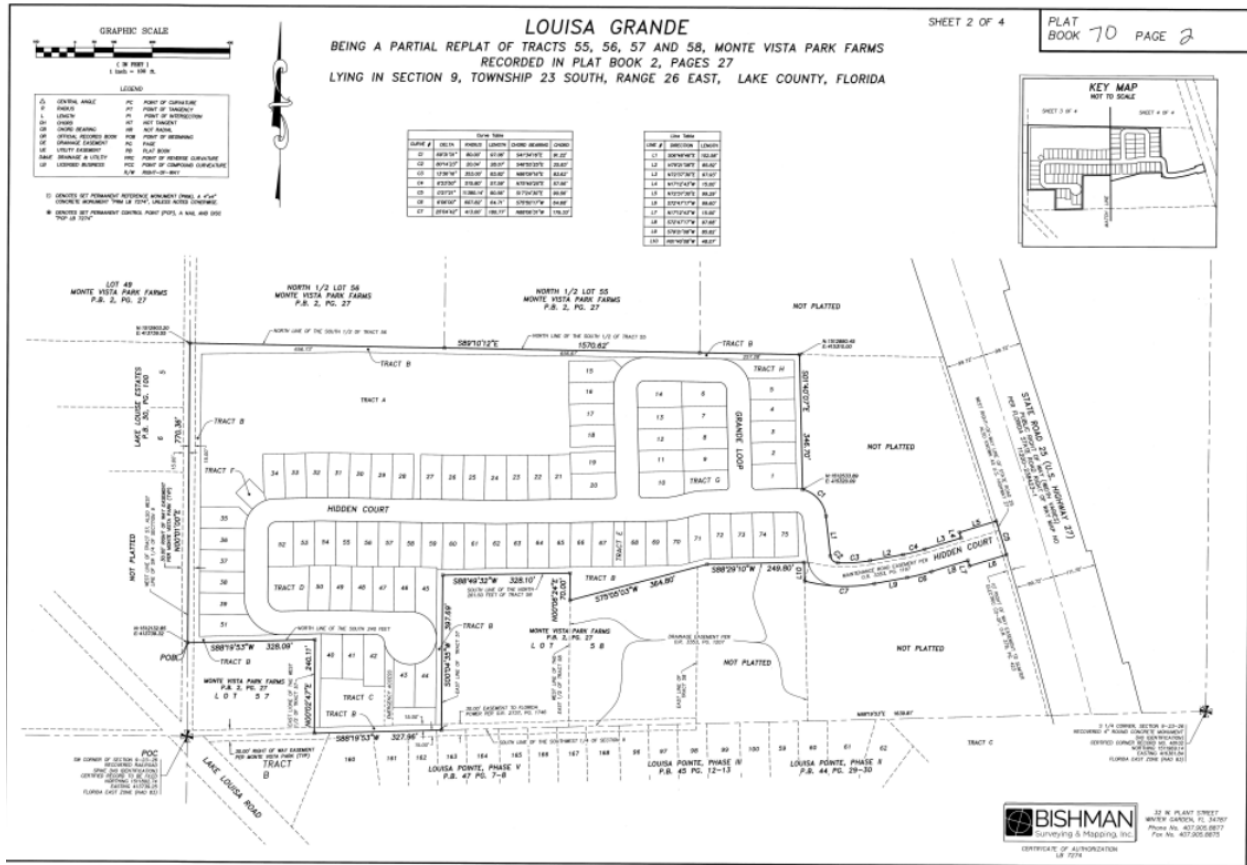
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

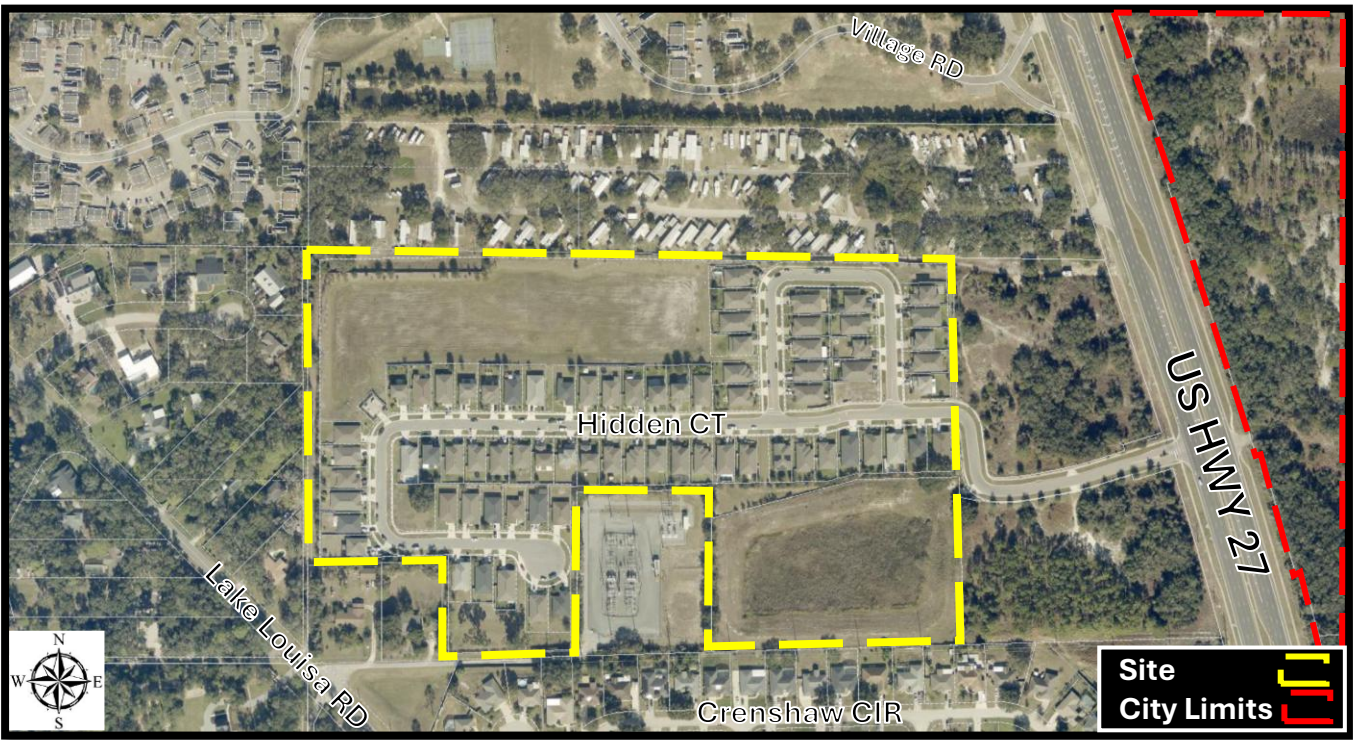
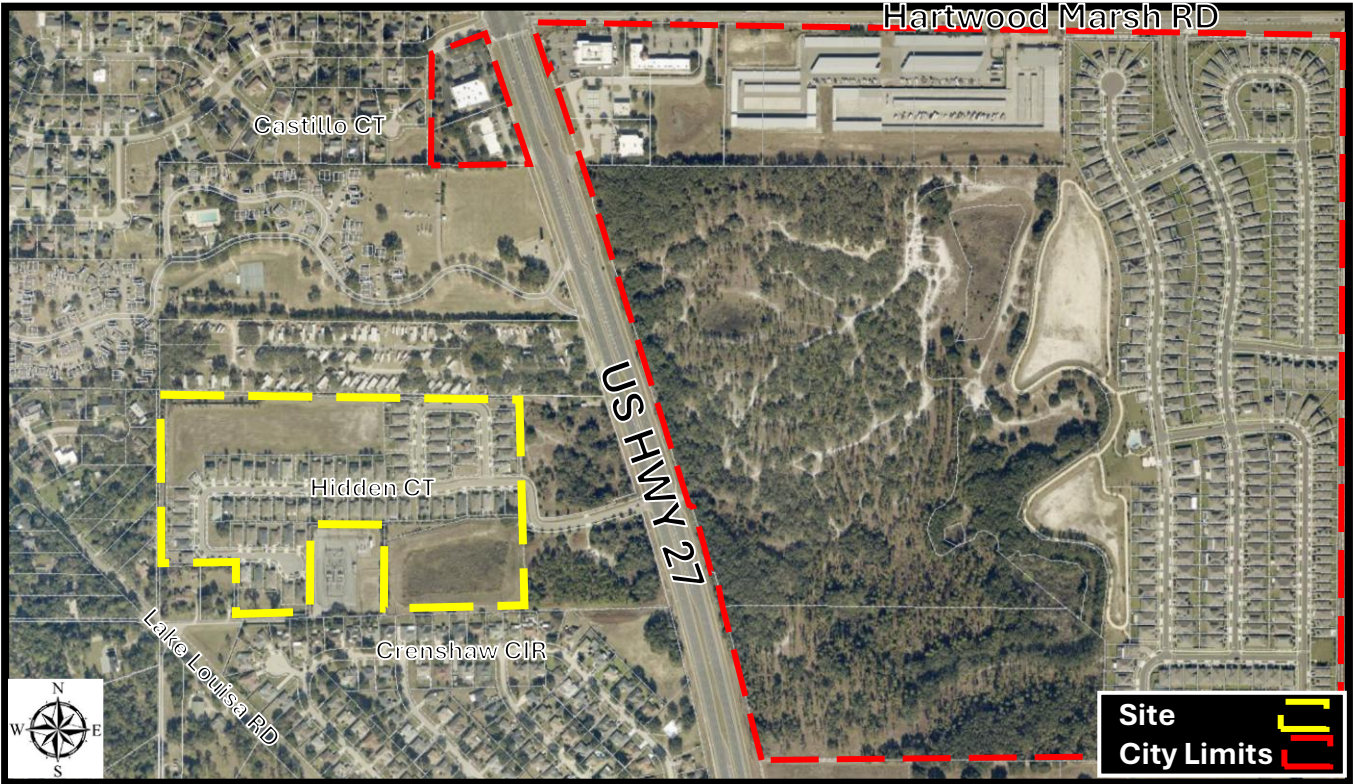
Christian W. Waugh, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2026-020

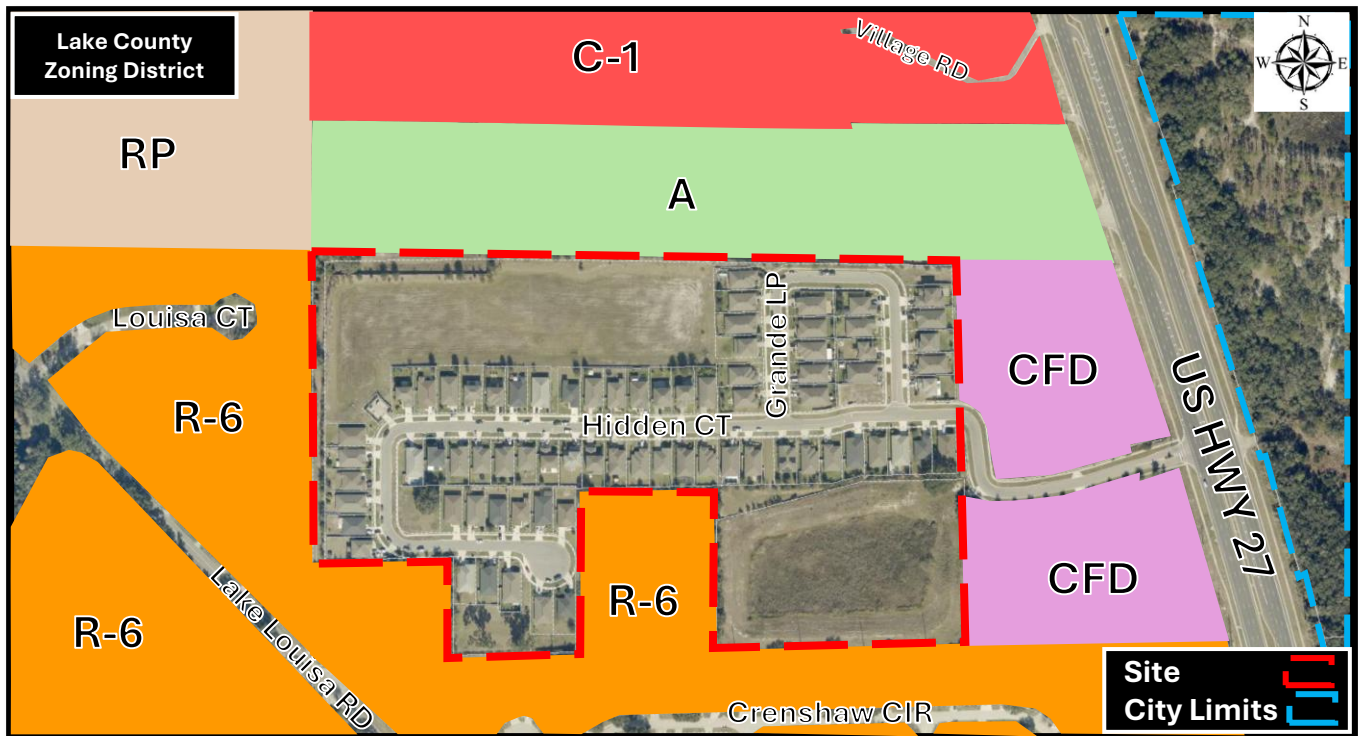
EXHIBIT "A" – PLAT



Louisa Grande Subdivision – SSCPA & Rez



Louisa Grande Subdivision – SSCPA & Rez



LEGAL NOTICE

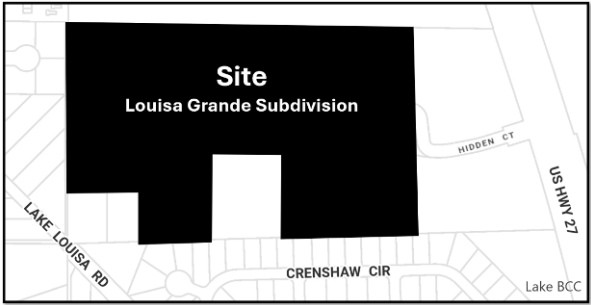
On Tuesday, August 4, 2026 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2026-020

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

LOCATION:

Louisa Grande Subdivision
West of Hidden Court and US Hwy 27 Intersection,
south of Hartwood Marsh Road and northeast of Lake Louisa Road
30.64 +/- Acres



PROPERTY REZONING

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

LEGAL DESCRIPTION

DESCRIPTION - RESIDENTIAL AREA

THAT PART OF TRACTS 55, 56, 57, 58, MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN N 00° 01' 00"E, ALONG THE WEST LINE OF SAID TRACT 57 AND ALSO BEING THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 9, 240.10 FEET, TO THE NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57, TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 01' 00"E, ALONG SAID WEST LINE, 757.24 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 56; THENCE RUN N 89° 04' 20"E, ALONG SAID NORTH LINE, 427.55 FEET; THENCE RUN S 89° 10' 12"E, 1143.08 FEET; THENCE RUN S 01° 40' 07"E, 941.55 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 614.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE RUN N 00° 06' 24"E, 394.87 FEET, TO THE SOUTH LINE OF THE NORTH 261.50 FEET OF SAID TRACT 58; THENCE RUN S 88° 49' 32"W, ALONG SAID SOUTH LINE, 328.10 FEET, TO THE EAST LINE OF SAID TRACT 57; THENCE RUN S 00° 04' 35"W, ALONG SAID EAST LINE, 397.69 FEET, TO THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 9; THENCE RUN S 88° 19' 53"W, ALONG SAID SOUTH LINE, 327.96 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 57; THENCE RUN N 00° 02' 47"E, ALONG SAID EAST LINE, 240.11 FEET, TO THE AFORESAID NORTH LINE OF THE SOUTH 240.00 FEET OF SAID TRACT 57; THENCE RUN S 88° 19' 53"W, ALONG SAID NORTH LINE, 328.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 30.640 ACRES MORE OR LESS.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

Meeting Date	
Tuesday, August 4, 2026	
Agenda Item Name	
Ordinance 2026-029 <i>Administrative Adjustments Land Development Code Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2026-029	
Staff Report	
At the direction of the City Manager's Office, staff is proposing an amendment to the Land Development Code in order to establish procedures for Administrative Adjustments within the City limits. Section 101-104 of the Land Development Code currently governs the granting of variances and includes provisions for Administrative Variances; however, these apply only to minor deviations associated with already approved developments. The Code also provides limited minor variances in specific situations, such as landscaping adjustments or accommodations for historic structures. Despite these existing tools, the Code does not offer a broader mechanism for minor dimensional or development standard modifications that do not warrant a full variance review. The proposed amendment repeals and amends Section 101-104(b) to establish a new Administrative Adjustment process, authorizing staff, particularly the Development Services Director, to review and approve minor deviations from certain development standards through a clear, consistent, and streamlined procedure. By establishing Administrative Adjustments, applicants will have a more efficient path for resolving small, site-specific issues without requiring a full public hearing before the City Council. This improves customer service while ensuring all modifications remain consistent with the intent of the Land Development Code. This type of procedure is used in other municipalities, such as Seminole County, City of Maitland, and Miami-Dade County; and occurring in many more jurisdictions. The ordinance establishes criteria, submittal requirements, and parameters for allowable Administrative Adjustments, ensuring that the flexibility provided remains predictable, fair, and consistent. Adjustments would be limited in scale and may only be approved where they do not create adverse impacts, do not substantially alter the character of development, and are in harmony with the intent of City regulations. Six review standards are incorporated into the process, in which all six must be satisfied with substantial evidence. Failure to meet any one of these standards will result in a decision of denial. Examples To illustrate how the proposed Administrative Adjustment framework would operate, below are examples of typical dimensional standards and how a 25% or 35% administrative modification could be applied: • Rear Yard Setback (Standard: 25 ft) ○ A 25% Administrative Adjustment could reduce the required rear setback by 6.25 ft. ○ Adjusted rear setback: 18.75 ft. • Side Yard Setback (Standard 7.5 ft) ○ A 25% Administrative Adjustment could reduce the required side setback by 1.875 ft. ○ Adjusted side setback: 5.625 ft.	

- Maximum Retaining Wall Height (Standard 6 ft)
 - A 35% Administrative Adjustment could increase allowable height by 2.1 ft.
 - Adjusted retaining wall height: 8.1 ft.

These examples demonstrate practical flexibility for applicants while maintaining reasonable limits and ensuring that modifications remain consistent with the development pattern and safety standards of the City. The proposed amendment is consistent with the City's ongoing effort to strengthen and modernize the Land Development Code by providing a clear and efficient method for addressing minor dimensional challenges without requiring formal variance proceedings. This Administrative Adjustment process enhances flexibility for applicants while preserving staff oversight and maintaining adherence to established planning principles.

Staff recommends approval of Ordinance 2026-029.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2026-029 Adminstrative Adjustments (07.16.2026)	Ord 2026-029 Adminstrative Adjustments (07.16.2026).pdf	
2. Legal ad - 2026-029 Administrative Adjustment	Legal ad - 2026-029 Administrative Adjustment.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2026-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 101, ARTICLE II, DIVISION 3, SECTION 101-104, "GRANTING OF VARIANCES", TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF ADMINISTRATIVE ADJUSTMENTS TO ALLOW MINOR ADJUSTMENTS OR MODIFICATIONS FROM CERTAIN DIMENSIONAL OR DEVELOPMENT STANDARDS OF THE LAND DEVELOPMENT CODE; 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 land development code to establish an administrative adjustment process allowing minor deviations from certain development standards, thereby improving efficiency and ensuring reasonable flexibility for applicants; 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 101-104

Article II, Section 101-104 "Granting of variances" of the Clermont City Code is hereby amended to read as follows (strikethrough indicates deleted wording and underlined indicates added):

Sec. 101-104. Granting of variances.

- (a) The term "variance," used in connection with the provisions of this land development code, means a modification of the zoning regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property, and not the result of the actions of the applicant, a literal enforcement of the land development code would result in unnecessary and undue hardship. The City Council ~~board of adjustment~~ shall not grant use variances or exceptions. In granting any variance, the City Council ~~board of adjustment~~ may prescribe appropriate conditions and safeguards. Any violation of such conditions or safeguards which have been made a part of the terms under which the variance is granted shall be deemed a violation of this land development code.
- (b) ~~Administrative variances. The city manager shall have authority to grant a variance to required setbacks, maximum heights and lot coverage contained in this land development code for any approved development provided said variance does not exceed the required setback or height by more than five percent. No administrative variance shall be granted unless the applicant can demonstrate that the variance was caused by a factor beyond the applicant's control, such as a verifiable survey error. Consideration of the variance shall be at the sole discretion of the city manager.~~



CITY OF CLERMONT
ORDINANCE NO. 2026-029

~~(b) City manager shall report number of deviations of standard variances to city council on an annual basis.~~

(b) Administrative Adjustment.

- (1) Purpose. The purpose of this section is to establish a uniform mechanism to allow minor adjustments or modifications from certain dimensional or development standards of the LDC, based on specific standards, in order to better accomplish the purposes of the LDC.
- (2) Applicability. Administrative adjustments may be requested and granted in accordance with this section for the standards identified in Table 101-104 (b)(2). Allowable Administrative Adjustments, up to the limits set forth in the table.

<u>Table 101-104 (b)(2) Allowable Administrative Adjustments</u>	
<u>Standard</u>	<u>Maximum Adjustment (percentage)</u>
<u>Lot Width and/or Depth (Minimum)</u>	<u>25</u>
<u>Front Yard Setback (Minimum)</u>	<u>25</u>
<u>Side Yard Setback (Minimum)</u>	<u>25</u>
<u>Rear Yard Setback (Minimum)</u>	<u>25</u>
<u>Height (Maximum)</u>	<u>25</u>
<u>Impervious Surface Ratio (ISR) (Maximum)</u>	<u>10 *</u>
<u>Setback Area Encroachment (Maximum)</u>	<u>25</u>
<u>Off-Street Parking, Loading, or Stacking Space Number (Minimum)</u>	<u>25</u>
<u>Retaining Wall Height</u>	<u>35 or up to 67 **</u>
<u>Private Roads/Gated Entry</u>	<u>Requesting</u>

* Subject to an engineered site report prepared by a licensed professional engineer documenting that the overall site drainage will not be severely impacted. If the property is within a subdivision, an analysis of the overall drainage system will be required.

** For 67% adjustment, retaining walls must be inward facing and address significant topography changes (properties with 50 foot of fall within the site) and/or features that help minimize tree removal on the site.

(c) Administrative Adjustment Procedure. Below are the procedures to apply for an administrative adjustment.

(1) Application Submission.

- a. **Vicinity Map** showing location of site in relation to surrounding streets.
- b. **Site plan** drawn to a noted scale with north arrow and to include:
 1. The legal description of the property;
 2. Property record card or recorded warranty deed;
 3. Street address (if applicable);
 4. All Existing and proposed building(s) and impervious surfaces located on site and indicate structural height, and, square footage; (indicate floor area); and
 5. Plan dimensions adequately shown, which may include the following
 - a. Property line dimensions; and
 - b. Distances measured from the wall of structure to the property line; and
 - c. Height measured from grade to top of structure; and
 - d. Any recorded utility or drainage easements.
- c. **Written informational statements** to analyze and provide evidence that:
 1. The proposed administrative adjustment
 - a. Is required to compensate for some unusual aspect of the development site;
 - b. Supports an objective from the purpose statements of the zone district where the adjustment is proposed to be located;
 - c. Proposes to protect sensitive natural resources, protect water source quality, or manage water source demand; or
 - d. Proposes to save healthy existing trees.
 2. The proposed administrative adjustment is consistent with the comprehensive development plan;
 3. The proposed administrative adjustment is consistent with the character of development in the surrounding area, and will not result in incompatible uses or development;
 4. Any adverse impacts resulting from the proposed administrative adjustment will be mitigated to the maximum extent practicable; and
 5. The proposed administrative adjustment will not substantially interfere with the convenient and enjoyable use and development of adjacent lands, and will not pose a danger to the public health or safety.



CITY OF CLERMONT
ORDINANCE NO. 2026-029

6. Letters of support from adjoining neighbors.

7. Letter of support from HOA if applicable.

(2) Determination of Application Completeness and Sufficiency.

a. Any omission of items required in Section (c)(1), will result in the application seen as incomplete and will require a City Council variance.

(3) Staff Review and Action. The Development Services Director reviews the application and makes a decision based on the review standards in subsection (d) below. The Development Services Director's decision shall be one (1) of the following:

a. Approval of the application;

b. Approval of the application subject to modifications and/or conditions of approval (including but not limited to approval of a lesser modification than requested); or

c. Denial of the application.

(4) Post-Decision Limitations and Actions.

a. The Administrative Adjustment shall expire within one year of approval unless acted upon.

b. Approval of an administrative adjustment does not exempt the applicant from the responsibility to obtain all other development approvals and permits required by the LDC and any other applicable laws, and does not indicate that the development for which the administrative adjustment is granted should necessarily receive approval of other applications required under the LDC unless the relevant and applicable portions of the LDC or any other applicable laws are met.

(d) Administrative Adjustment Review Standards. An application for administrative adjustment shall be approved only on a finding there is competent substantial evidence in the record that all of the following standards are met:

(1) The proposed administrative adjustment is permitted by Table 101-104(b)(2) Allowable Administrative Adjustments;

(2) The proposed administrative adjustment:

a. Is required to compensate for some unusual aspect of the development site;

b. Supports an objective from the purpose statements of the zone district where the adjustment is proposed to be located;

c. Proposes to protect sensitive natural resources, protect water source quality, or manage water source demand; or

d. Proposes to save healthy existing trees;

(3) The proposed administrative adjustment is consistent with the comprehensive development plan;

(4) The proposed administrative adjustment is consistent with the character of development in the surrounding area, and will not result in incompatible uses or development;



CITY OF CLERMONT
ORDINANCE NO. 2026-029

(5) Any adverse impacts resulting from the proposed administrative adjustment will be mitigated to the maximum extent practicable; and

(6) The proposed administrative adjustment will not substantially interfere with the convenient and enjoyable use and development of adjacent lands, and will not pose a danger to the public health or safety.

(e) Appeals to City Council.

(1) Purpose. The purpose of this section is to provide a uniform mechanism for the appeal of certain decisions under this LDC to the City Council.

(2) Types of Appeal. A party aggrieved or adversely affected by decisions on any of the following applications may appeal the decision to the City Council under Article VI – Appeals.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS

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

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2026-029

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

CITY OF CLERMONT, 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:	Nicole Wisniewski
Contact Phone:	
Contact Email:	nwisniewski@clermontfl.org
PO Number:	

Date:	07/13/2026
Order Number:	12483870
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	64.0000
Height in Inches:	5.3000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/20/2026 - 07/20/2026	Govt Public Notices
LEE dailycommercial.com	1	07/20/2026 - 07/20/2026	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	\$103.12
Tax Amount	\$0.00
Service Fee 3.99%	\$4.11
Cash/Check/ACH Discount	-\$4.11
Payment Amount by Cash/Check/ACH	\$103.12
Payment Amount by Credit Card	\$107.23

Order Confirmation Amount	\$103.12
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Ad Preview

LEGAL NOTICE

On Tuesday, August 4, 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, Chapter 101, Article II, Division 3, Section 101-104 – Granting of Variances.

ORDINANCE NO. 2026-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 101, ARTICLE II, DIVISION 3, SECTION 101-104, "GRANTING OF VARIANCES", TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF ADMINISTRATIVE ADJUSTMENTS TO ALLOW MINOR ADJUSTMENTS OR MODIFICATIONS FROM CERTAIN DIMENSIONAL OR DEVELOPMENT STANDARDS OF THE LAND DEVELOPMENT CODE; 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
July 20, 2026

12483870 7/20/26