



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, January 23, 2018**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Meeting Minutes

Consider approval of the December 12, 2017 Regular Council Meeting minutes.

Item No. 2 - Resolution No. 2018-02

Consider resolution to implement guidelines for the invocation and Pledge of Allegiance for all Council meetings.

Item No. 3 - Special Event Request
Stormy Hill Harley-Davidson

Consider a request to grant 10 open-air events with a temporary structure for 2018 at the Stormy Hill Harley-Davidson located at 2480 S. Highway 27.

UNFINISHED BUSINESS

Item No. 4 - Resolution No. 2017-52
Quick Lane

Consider a Conditional Use Permit to expand the Ford of Clermont Automotive dealership located at 1101 E. Hwy. 50.

Item No. 5 - Variance Request
Spencer

Consider request for setback variances for a new single family residence.

Item No. 6 - Lien reduction or waiver request

Consider request for a reduction or waiver of liens placed against the property in the amount of \$139,250.00.

Item No. 7 - Ordinance No. 2017-37 *Final*
Hancock Public Works/Keating

Consider ordinance to annex a parcel of land, approximately 35.87 +/- acres, south of Hooks Street, north of Trade Avenue, and east of Hancock Road.

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Item No. 8 - Ordinance No. 2017-38 *Final*
Hancock Public Works/Keating

Consider approval of Large-Scale Comprehensive Plan Amendment from Lake County's Regional Commercial to the City's Industrial land use designation.

Item No. 9 - Ordinance No. 2017-40 *Final*
Eddy Property

Consider ordinance to annex 114 +/- acres located $\frac{3}{4}$ of a mile east of Heritage Hills Boulevard on Hartwood Marsh Road, north of the intersection of Lovers Lane and Hartwood Marsh Road.

Item No. 10 - Ordinance No. 2017-41 *Final*
Eddy Property

Consider ordinance to change the future land use from Lake County Rural to City of Clermont Low Density Residential for property located $\frac{3}{4}$ mile east of Heritage Hills Boulevard on Hartwood Marsh Road and Eddy Drive.

Item No. 11 - Ordinance No. 2017-42 *Final*
Eddy Property

Consider ordinance to rezone 114 +/- acres from Urban Estate to Planned Unit Development for up to 340 single-family homes on property located north of Lovers Lane and Hartwood Marsh Road intersection.

Item No. 12 - Ordinance No. 2018-01 *Final*
LDC Changes

Consider ordinance to change 3 chapters in the land development code regarding minimum acreage requirements for PUD's, variance requests, and construction activity/noise.

Item No. 13 - Ordinance No. 2018-02 *Final*
Comprehensive Plan Text Change

Consider ordinance to add a policy to the Commercial Land Use Category to allow the floor area ratio (FAR) of 1.0 for residential storage facilities.

NEW BUSINESS

Item No. 14 - Resolution No. 2018-01
Sod Depot

Consider Conditional Use Permit to allow outside sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district for property located at 1003 Hooks Street.

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Item No. 15 - Variance Request
Sod Depot

Consider variance to eliminate required sidewalk along Hooks Street right-of way and the required landscape buffer in front of existing building below retaining wall.

Item No. 16 - JPA Review
Clontz-Hanover

Lake County Planning and Zoning is requesting comments from the City of Clermont regarding the proposed Hanover residential development on Schofield Road and US 27 within the Wellness Way Area Plan.

Item No. 17 - Ordinance No. 2018-03 *Introduction*
MSTU

Consider ordinance introduction to include the City of Clermont in the county-wide Municipal Service Taxing Unit to fund ambulance and emergency medical services for one year.

ADJOURN

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

Please be advised that if you intend to show any document, picture, video or items to the Council or 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 City Clerk for the City's records.