

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
November 8, 2016

The Clermont City Council met in a regular meeting on Tuesday, November 8, 2016 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, Goodgame, and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Moses gave the invocation followed by the pledge of allegiance.

OATH OF OFFICE

Administration of Oath of Office of Elected Officials for Seats 1, 3, and 5.

City Clerk Ackroyd Howe administered the Oath of Office to Timothy Bates, Seat 1; Gail Ash, Seat 3; and Diane Travis, Seat 5.

Selection of Mayor Pro-Tem

Council Member Goodgame nominated Council Member Mullins.

Mayor Ash passed the gavel to Council Member Mullins.

Mayor Ash nominated Council Member Travis; seconded by Council Member Travis.
The motion passed with all members present voting aye.

PROCLAMATION

City Clerk Ackroyd Howe read the Bullying and Harassment proclamation aloud. Mayor Ash presented the proclamation to Robin Douglas.

City Clerk Ackroyd Howe read the National Hunger and Homelessness Awareness Week proclamation aloud. Mayor Ash presented the proclamation to Steve Smith; New Beginnings.

Steve Smith; New Beginnings, commented National Hunger and Homelessness Awareness Week is to encourage schools, community groups, and faith based organizations to work together to fight poverty in America.

PRESENTATIONS

Certificate of Achievement for Excellence in Financial Reporting

Finance Director VanZile announced the City of Clermont received the award for the 28th consecutive year. The award is considered the gold standard in financial reporting. The City of Clermont was one of the first in Lake County to receive the award in 1987. Lacy Smith-Castillo; Finance Manager, was recognized for her role in preparing the report.

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Parks and Recreation Update

Parks and Recreation Director Davidoff provided an update on the Parks and Recreation Department. Last year's Light Up Clermont was the largest one attended to date and the July 4th celebration had more than 10,000 people in attendance. Movies in the Park averaged over 200 participants per movie, and the monthly nature based educational programs held at Lake Hiawatha Preserve launched in January with 605 participants to date. Champions for a Lifetime has offered 198 programs with 1,540 participants in senior related programming.

Upcoming events include The Great Clermont Camp Out and hosting the 2017 US Canoe and Kayak Championship. The 2016-2017 Performing Arts Calendar includes Little River Band, Stephen Schwartz, Jay and the Americans, Cirque Zuma, Best of Broadway, Amazing Kreskin, and a comedy and cabaret series.

The Palatlahaka Park playground was rebuilt and improvements were made to the baseball fields. Lake Hiawatha Preserve has a Disc Golf Course and a 5K Running Trail, a Park Ranger program was established, renovations were made to the Arts and Recreation Center, and revised forms and applications were created for a user-friendly facilities reservation system.

The Parks and Recreation Department continues to build relationships with sports leagues, Clermont Downtown Partnership, Swimming for Life, Clermont Sailing Club, schools, local non-profit organizations, and local businesses. The Arts and Recreation Center usage continues to increase and it has been necessary to turn people away.

Mayor Ash thanked the Parks and Recreation Department for their hard work and diligence.

PUBLIC COMMENTS

Charlene Forth; 939 West Desoto Street, commented the Montessori School continues to improperly exit onto the street and vehicles continue to line up improperly.

Rodney Lyon; 10119 Tween Waters Street, asked of the members of the Development Review Committee, when the committee met, and what actions the committee performs. City Manager Gray stated the committee consisted of various city department staff members, meet as needed, and make recommendations to the City Council regarding proposed site plans.

Cynthia Myers; 328 West Montrose Street, expressed concern of the increased difficulty for non-profits to participate in events such as Light Up Clermont.

REPORTS

City Manager Gray announced a Council workshop would be held on November 15, 2016 at 6:30pm. The workshop regarding density will be discussed at a Council workshop on December 1, 2016 at 6:30pm. The November 22, 2016 Council meeting has been cancelled due to the Thanksgiving holidays. Ann Dupee passed away on Sunday, November 6, 2016. Ms. Dupee was a former Council Member and community activist. The funeral service will be held at the Arts and Recreation Center on Saturday, November 12, 2016 at 3:30pm, followed by a reception.

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City Attorney Mantzaris reported in September 2014 the City entered into a contract with Regatta Dock Systems, LLC to build a floating dock system at the Clermont Boathouse on Lake Minneola. After installation, there has been difficulty and problems in the operation of the dock system. The contractor and the manufacturer have attempted to fix the dock system and discovered there is an application issue with how the dock stays together on Lake Minneola. The dock is not performing as the City anticipated and for several months the City has tried to work on a solution to have the dock system in place. After negotiations with the contractor and manufacturer, an agreement has been reached for the City Council to consider. The City paid approximately \$63,000 for the floating dock portion of the contract, the manufacturer; Connect-A-Dock, has agreed to pay the City approximately \$43,900 to reimburse for the wholesale cost of the dock. The company that installed the dock system; Regatta Dock Systems, LLC, has agreed to pay the City \$6,500 for the City's expenditures. The total compensation package the City would receive is \$56,116 and the proposed settlement is for the companies to pay the amount to the City and the City would release them from any obligations under the contract. The City would be able to retain the existing dock system, allowing staff an opportunity to find a replacement dock system. Staff is requesting Council approve a settlement agreement with Regatta Dock Systems, LLC and Connect-A-Dock and accept \$56,116 in exchange for a full release. The City would retain the dock system.

Council Member Bates asked of any safety issues with the dock. City Attorney Mantzaris stated it was not a safety issue, the issue is the panels and how the panels are connected. The dock continually requires the connectors to be replaced when high waves occur on the lake. The alternative the manufacturer and contractor provided was to install a dock system which may work better, in exchange for the installed dock system. The alternative would leave the City without a dock system at the Clermont Boathouse.

Council Member Goodgame moved to accept the settlement; seconded by Council Member Bates. The motion passed with all members present voting aye.

Council Member Bates thanked the public for the opportunity to serve another term in office. Mr. Bates requested Ann Dupee be honored at the Light Up Clermont parade. He announced the Lake County League of Cities will be sponsoring Lake County days on February 15 and 16, 2017.

Council Member Goodgame reported the Hospice Ladies of Lake County honored five ladies who had accomplished distinguished and meritorious work for Lake County. Micki Blackburn received one of the awards. The foundation is new and was formed by Hospice to recognize the work women have done to help Hospice. Mr. Goodgame commented Ann Dupee was a marvelous person and a good friend who had a true impact on the City. He requested Ann Dupee be honored for her work in the community.

Council Member Mullins commented the Magic Moments trick-or-treaters visited the Downtown merchants and City Hall on Friday, October 28, 2016, and the Moonlight Players produced their annual Murder on Montrose play the same evening. The Harvest Festival was held on Saturday, October 29, 2016; the South Lake Animal League held a Pet Parade during the Farmers Market on Sunday, October 30, 2016; Music on Montrose was held on Friday, November 4, 2016; and the Downtown Clermont Art Festival was held on Saturday and Sunday, November 5 and 6, 2016. Mr. Mullins thanked staff for their support and work on the events in Downtown Clermont.

Council Member Travis reported Taste of South Lake was a successful event and complimented the Public Works staff. The Sports and Tourism meeting will be held at the National Training Center on November 9, 2016 at 8am; the South Lake Chamber of Commerce Business After Hours will be held at

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BCN Law Firm on Thursday, November 10, 2016 at 5:30pm; and New Beginnings will hold their Annual Gala at the Arts and Recreation Center on Thursday, November 17, 2016. Ms. Travis commented she and Police Chief Broadway will participate in the Dancing with the Stars event with all proceeds benefitting New Beginnings efforts to help the homeless.

Mayor Ash reported on attending the third class of the Citizens Academy at City Hall on October 27, 2016; the Caribbean Association of Lake County 12th annual Awards and Banquet ceremony and the Arts and Recreation Center on October 27, 2016; the fourth class of the Citizens Academy at Environmental Services on November 3, 2016; the 13th Birthday Celebration of Congregation Sinai; and welcomed attendees and participants to the 10th Annual Clermont Art Festival on November 5, 2016. Ms. Ash commented it was an honor to serve as Mayor for the past two years. Wonderful and exciting things have happened during the two years: the opening of the Performing Arts Center, Lake Hiawatha Preserve, new business grand openings, the Clermont Boathouse, the Splash Park, the new Fire Department ladder truck dedication, Fire Station No. 4, the new Police Department Headquarters dedication, multiple sporting events, triathlons, 22 Olympic athletes trained here, the honoring of two Olympic athletes at a City Council meeting, special ceremonies, met with many community groups, heard from residents at Coffee with the Mayor, and getting endorsements from Council to have fireworks for the 2015 4th of July event. Mayor Ash stated she would continue to dedicate herself to enriching and protecting the lives of citizens and ensure Clermont remains a unique and special place to live.

CONSENT AGENDA

Mayor Ash advised the next item on the Agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

Item No. 1 – Meeting Minutes

Consider approval of the October 25, 2016 Regular Council Meeting minutes.

Item No. 2 – Appointment

Consider appointment of Economic Development Director Shannon Schmidt to the Lake-Sumter Metropolitan Planning Organization Technical Advisory Committee and designation of two alternates.

Item No. 3 – Vehicle Purchase

Consider request to piggyback the National Joint Powers Alliance contract to purchase Police Department vehicles in the budgeted amount of \$82,782.25.

Item No. 4 – Vehicle Purchase

Consider request to piggyback Florida Sheriffs Association contract number FSA 16-VEL24.0 and FSA 16-VEL14.0 to purchase Police, Information Technology, and Public Works vehicles in the budgeted amount of \$219,322.00.

Item No. 5 – Bid Award

Consider approval of bid award to Derelle, Inc. to provide coating and repairs to the historic water tower at Hancock Park in the total budgeted amount of \$60,048.00.

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- Item No. 6 – Bid Award and Budget Amendment** Consider approval of bid award to Hudson Site Construction, LLC. to provide stormwater water quality improvements to Drew Avenue and East Avenue in the total amount of \$365,823.40 and a budget amendment in the amount of \$165,823.00.
- Item No. 7 – Bid Award and Budget Amendment** Consider award to Derelle, Inc. to provide construction of Clermont Gateway Improvement Project in the total amount of \$471,194.55 and a budget amendment in the amount of \$124,000.00.
- Item No. 8 – Resolution No. 2016-37**
8th Street Gateway Consider Resolution supporting the development and implementation of the 8th Street Gateway Improvement Project.
- Item No. 9 – Resolution No. 2016-48**
Fiscal Year 2016 Budget Amendment Consider Resolution approval amending the Fiscal Year 2016 budget.

Council Member Bates moved to approve; seconded by Council Member Mullins. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 10 – Resolution No. 2016-41 *Hayes Brothers Funeral Home*

City Clerk Ackroyd Howe read Resolution 2016-41 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a funeral home in the C-1 Light Commercial zoning district.

Senior Planner Kruse presented the request to establish a funeral home at 191 Broome Street in the C-1 Light Commercial zoning district. The request was tabled on October 25, 2016 to the November 8, 2016 Council meeting to allow staff and the applicant time to address issues raised at the October hearing.

Staff clarified the language in the Conditional Use Permit regarding no on-site refrigerated human remains storage and added a condition regarding parking. The applicant was to seek additional parking. Staff distributed a letter of opposition from a property owner.

The Planning and Zoning Commission unanimously voted to recommend approval of the Conditional Use Permit. Staff recommended approval of the request.

Tommy Hayes III; Applicant, 23147 Oak Prairie Circle, Sorrento, Florida, commented Hayes Brothers Funeral Home has served the citizens of the City of Clermont for thirty years and families have requested a closer location to receive services the funeral home provides. Hayes Brothers Funeral Home has purchased vacated properties and made improvements in other locations, and would like to do the same in Clermont. The requirements of the Development Review Board have been met, the Planning and Zoning

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Commission recommended approval of the request, they have complied with City Code and are not requesting variances. The City Council requested the funeral home seek additional parking; however, the proposed funeral home site exceeds the parking requirements.

Mayor Ash opened the public hearing.

Hope Lamb; 561 Osceola Street, expressed concern of containing the funeral home parking to the property. The location is not appropriate for a funeral home.

Andrea Simmons; 940 2nd Street, provided documents regarding parking, commented on the recurring parking issues at Bishop Field, and the lack of enforcement of the tow-away zones. Ms. Simmons expressed concern of potential decline in property values and the safety of children loading and unloading from school buses.

William Repine; 180 West Desoto Street, commented the narrow width of Broome Street hinders traffic flow when vehicles are parked on the street. The location is not appropriate for the high traffic of a funeral procession.

Barry Rubenstein; 1000 East Avenue, mentioned the heavy use of Bishop Field in the summer creating traffic and parking issues. Funeral processions will create traffic problems for the surrounding properties. The location is not appropriate for a funeral home.

Jim Purvis; 4206 Hammersmith Drive, stated Hayes Brothers Funeral Home has made great improvements to vacated properties in other locations. Mr. Purvis expressed concern of lack of additional parking and commented the location was not appropriate for a funeral home.

Natalie Santiago; 1300 Rain Tree Bend, Apartment 108, commented the funeral home should be located in Clermont to provide services for local families in their time of need.

Rodney Lyon; 10119 Tween Waters Street, stated he discussed providing alternative parking with Hayes Brothers Funeral Home. Mr. Lyon stated the property was not in his name and the rightful property owner would need to make the decision.

Hal Turville; 150 West Minnehaha Avenue, commented the landscaping approved for the prior owner of the site no longer exists. The water retention for the property is non-existent; however, the plan has the water retention area located around the entrance door. City Code requires twenty percent of the parking be dedicated to landscaping, and handicapped parking is also required. Parking activity at the baseball field will prevent access on Broome Street for a fire truck or ambulance. The property is inadequate for growing a business.

Gary Amerson; 151 West Desoto Street, stated the property was not a good location for a funeral home or other commercial business.

Diana Carlton; 167 West Desoto Street, expressed concern of the lack of parking and increased traffic on Broome Street.

Mayor Ash closed the public hearing.

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Tommy Hayes commented City Manager Gray was to address the parking at Bishop Field. Hayes Brothers Funeral Home has secured additional parking, as requested by Council.

City Manager Gray stated Parks and Recreation Director Davidoff and Public Works Director Brunson are working with the baseball leagues regarding parking. One option was to not allow parking on Broome Street. The parking for Bishop Field is on the north side; however, it is not striped for parking. The city will look into improving the parking lot and work with the leagues to ensure the appropriate parking areas are used. Parking is also available on East Avenue. Chief Broadway is looking into the parking situation and investigating the enforcement of the No Parking signs on Broome Street.

Mayor Ash asked of the additional parking locations. Mr. Hayes stated arrangements have been made with pastors and ministers in the city to assist with parking on an as needed basis. The majority of funeral services are held in churches and on-site services are infrequent.

Council Member Mullins inquired of additional on-site parking. Mr. Hayes commented the plans show 15 additional parking spaces on site.

Senior Planner Kruse stated the overflow parking in the grassed area was not developed. Hayes Brothers Funeral Home met for a pre-submittal site review before applying for a Conditional Use Permit; however, an official site plan has not been reviewed. Applicants typically wait until after receiving a Conditional Use Permit before submitting a detailed site plan for the Site Review Committee.

City Manager Gray commented a pre-submittal site review is held to determine if a Conditional Use Permit is required for City Council review. After receiving approval of the Conditional Use Permit from City Council, the applicant returns before the Site Review Committee with detailed plans.

Council Member Mullins expressed concern with parking.

Council Member Mullins moved to deny the Conditional Use Permit; seconded by Council Member Bates.

Council Member Travis stated the site is zoned properly, has the appropriate number of parking spaces, and was opposed to denying a business. The hours for a viewing are from 6:00pm to 8:00pm, school buses are not present during those hours, and the surrounding businesses are not open.

Council Member Mullins commented Hayes Brothers Funeral Home meets the City's minimum standards; however, the business does not fit the neighborhood.

City Attorney Mantzaris clarified the business is not a permitted use in a C1 zoning district, which is why the request requires Council consideration.

Council Member Goodgame stated the location was not appropriate for a funeral home.

The motion passed 4 to 0, with Council Member Travis in opposition of denying the request.

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Item No. 11 – Ordinance No. 2016-48 *Final; Medical Marijuana*

City Clerk Ackroyd Howe read Ordinance 2016-48 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, related to medical marijuana dispensaries amending the Land Development Code of the City of Clermont by amending Section 82-12, "Land Use Definitions" providing for definitions of marijuana and marijuana dispensaries and amending Section 122-264 "M-1-Conditional Uses" providing medical marijuana dispensaries shall require a Conditional Use; setting forth standards and regulations for medical marijuana dispensaries; and providing for conflict, severability, codification and an effective date.

Development Services Director Hollerand stated the Florida Right to Medical Marijuana Initiative is on the November 8, 2016 ballot in Florida as a Constitutional Amendment. The amendment; upon voter approval, would legalize medical marijuana. Ms. Hollerand presented the ordinance which would provide definitions in the City's code for medical marijuana and medical marijuana dispensaries. The ordinance would regulate the location of a medical marijuana dispensary to M-1 Industrial zoned property and would require a Conditional Use Permit with specified restrictions. Staff recommended approval.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Mullins asked of allowing the medical marijuana dispensaries in the commercial zoning district as opposed to only the M-1 Industrial Zoning districts.

Mayor Ash commented the intent was to limit accessibility and separate the medical marijuana dispensaries from the shopping areas.

Council Member Goodgame stated he spoke with John Moore; South Lake Hospital President, who indicated Orlando Regional Medical Center is a clearing house for marijuana prescriptions and the physician must be enrolled with the hospital. South Lake Hospital is not a clearing house, and limiting medical marijuana dispensaries to M-1 Industrial Zoning districts will prevent issues in the downtown area and shopping centers.

Council Member Bates asked of the constitutional amendment effective date should the voters approve the amendment. City Attorney Mantzaris stated the effective date of the constitutional amendment has not been determined. The unique issue of the amendment is the assumption the State will step in and handle issues such as cultivation and distribution. The amendment does not have a strict licensing provision and does not deal with the issue of the types of marijuana which are considered medical marijuana and are still on the federal prohibited drug list. Local government regulations range from a moratorium, a licensing regulatory ordinance, or allowing under a restricted basis. The City can adjust the ordinance to deal with unanswered questions of distribution and the impact of fraud. The ordinance does not prohibit anyone at the State level from possessing medical marijuana through an appropriate source.

City Attorney Mantzaris commented approval of the ordinance was for potential applicants for medical marijuana dispensaries to be aware the City is working through the process to determine the ultimate zoning category for the dispensaries.

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Council Member Bates asked of the locations of the M-1 Industrial zoned properties.

Council Member Mullins indicated there were three locations: Clermont Commons, a location on Grand Highway, and a location at Highway 50 and 12th Street.

Council Member Goodgame moved for approval of Ordinance 2016-48; seconded by Council Member Bates.

Council Member Mullins requested the motion be amended to include a scheduled review of the Ordinance the first meeting in May, 2017.

City Attorney Mantzaris restated the amendment to the motion was to approve the Ordinance with a scheduled review by the City Council at the first meeting in May, 2017.

Council Member Goodgame amended the motion to include reviewing the Ordinance at the first meeting in May, 2017; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

NEW BUSINESS

Item No. 12 – Lien Reduction *Dean*

Development Services Director Hollerand presented the request for a lien reduction and release of lien for property located at 1042 School Street, west of Clermont Elementary School. The property owners are Harry Dean, Jackie Dean, Robert Dean, Betty Rawls, and Ramona Sample.

The property had a code enforcement case concerning an unsafe structure and the City moved forward with a contractor to demolish the structure in 2003. The lien was recorded in the Public Records of Lake County in December 2003. The total amount of the abatement is \$3,750.08, which represents the direct costs of \$3,600 to demolish the structure and an additional \$150.08 in other administrative expenses.

Staff recommended a full waiver was not appropriate; however, should the Council consider a reduction, staff recommended the reduction be paid within thirty days.

Billie Dean; the property owners' representative, noted he has paid taxes on the property for the last ten years to ensure the property remained in the Dean family. Mr. Dean requested a reduction of the lien.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Bates asked of the reduction amount proposed. City Attorney Mantzaris stated the applicant had not requested a specific amount. Mr. Dean commented the amount would be left to the discretion of Council.

Council Member Bates stated the lien has been unpaid for thirteen years and inquired as to why the request has now come forward. Mr. Dean commented he lives in Apopka and is considering returning to Clermont and use the property to build a home.

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Council Member Travis stated the amount the City paid to have the structure demolished was a minimal amount.

Council Member Mullins commented the amount should be paid immediately or begin to accumulate interest on the amount due.

Council Member Goodgame moved to deny Item 12; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 13 – Variance Request *Marco's Pizza*

Planning Manager Henschel presented the parking variance request to accommodate a restaurant within a retail/office building located at 2620 East Highway 50.

The building was constructed as a 5,110 square foot office building. The applicant is seeking a restaurant use for 1,810 square feet of the building space, of which 585 square feet will be used for patrons. The City Code requires 14 parking spaces for the restaurant and 17 parking spaces for the remaining office use, which leaves a deficit of 4 parking spaces per City Code requirements.

Staff recommended denial of the parking variance request.

David Tillman; Tillman & Associates Engineering, LLC., was present and commented there will not be a parking conflict due to the contrasting busy hours. The dental business is a daytime business and the pizza restaurant business is mainly during the evening.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Travis was not opposed to the request.

Council Member Mullins expressed concern of approving the request and another type of restaurant occupying the space in the future which may create a parking issue. Mr. Mullins would like any approval specific to only Marco's and any other restaurant be required to re-apply for approval.

City Attorney Mantzaris suggested wording the motion to grant the variance request based on the application for a pizza restaurant.

Council Member Mullins moved for approval of the variance for the two businesses; however, should the use of either business change, they would have to return to City Council; seconded by Council Member Travis. The motion passed with all members present voting aye.

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Item No. 14 – Resolution No. 2016-40 *User Fees*

City Clerk Ackroyd Howe read Resolution 2016-40 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, adopting a fee schedule for Planning and Zoning, Building Services, Fire Review and Inspection Services, Parks and Recreation, Police and City Clerk user fees; repealing all prior resolutions in conflict herewith and providing an effective date.

Finance Director VanZile stated the Resolution proposed to adopt a fee schedule for Planning and Zoning, Building Services, Fire Review and Inspection Services, Parks and Recreation, Police, and City Clerk user fees.

A fee analysis was presented showing the current fee, the study calculated fee, the staff recommended fee, and comparable fees from other similar sized jurisdictions. The staff recommended fees are included in the current year budget, with the exception of the Parks and Recreation fee increases.

The estimated additional revenues generated for Planning and Zoning is \$201,000; Building Services is \$203,000; and Fire Review and Inspection Services is \$211,000. Staff recommended approval of the fee schedule to become effective January 1, 2017.

Mayor Ash opened the public hearing.

Jim Purvis, 4206 Hammersmith Drive, commented a substantial portion of the fees were already adopted as they were included in the Fiscal Year 2017 budget. Mr. Purvis suggested the Council postpone the vote to fully discuss the fee increases which were not included in the budget.

Mayor Ash closed the public hearing.

Council Member Travis, Council Member Mullins, and Mayor Ash noted the fees were discussed in August.

Finance Director VanZile commented the fees discussed were not in addition to those included in the budget. The fees in the budget were based on a beginning date of October 1, 2016 and the fees presented in the Resolution are based on a beginning date of January 1, 2017.

Council Member Bates asked of any changes since the August workshop. Finance Director VanZile indicated several fees were decreased for Planning and Zoning and Parks and Recreation. There were no increases in the fees discussed at the workshop.

Council Member Goodgame suggested a separate category for screen enclosures with a solid roof due to the difference in wind load calculations.

Development Services Director Hollerand stated all screen enclosures will be based on square footage.

Council Member Mullins moved to adopt Resolution 2016-40; seconded by Council Member Travis. The motion passed 4 to 1, with Council Member Goodgame opposed.

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Item No. 15 – Ordinance No. 2016-44 *Introduction; Huber Self-Storage, Annexation*

City Clerk Ackroyd Howe read Ordinance 2016-44 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land contiguous to the present city boundaries; providing for an effective date, severability, recording, and publication.

Council Member Mullins moved for introduction of Ordinance 2016-44; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 16 – Ordinance No. 2016-45 *Introduction; Huber Self-Storage, Future Land Use Change*

City Clerk Ackroyd Howe read Ordinance 2016-45 aloud by title only.

An Ordinance of the City Council 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 a severability clause and providing an effective date.

Council Member Mullins moved for introduction of Ordinance 2016-45; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 17 – Ordinance No. 2016-46 *Introduction; Huber Self-Storage, Rezoning*

City Clerk Ackroyd Howe read Ordinance 2016-46 aloud by title only.

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 severability, effective date, and publication.

Council Member Mullins moved for introduction of Ordinance 2016-46; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 18 – Ordinance No. 2016-47 *Introduction; The Vue, Amend Planned Unit Development Waivers*

City Clerk Ackroyd Howe read Ordinance 2016-47 aloud by title only.

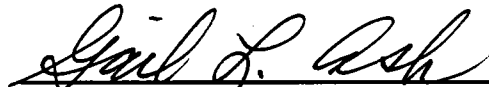
An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

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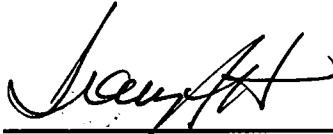
Council Member Mullins moved for introduction of Ordinance 2016-47; seconded by Council Member Bates. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 9:33pm.

APPROVED:


Gail L. Ash, Mayor

ATTEST:


Tracy Ackroyd Howe, City Clerk

