



**CITY OF CLERMONT  
COUNCIL MEETING AGENDA  
6:30 PM, Tuesday, June 12, 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**

**PRESENTATIONS**

East Avenue Complete Street Study  
2018 Fiscal Year Quarterly Budget Report

**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 May 22, 2018 Regular Council Meeting Minutes.                                                                                                           |
| Item No. 2 - Plat approval                  | Consider plat approval of the South Lake Medical Arts Center (SLMAC).                                                                                                            |
| Item No. 3 - Surplus Request                | Consider approval to declare end of life inventory as surplus from various departments and dispose of in accordance with the Purchasing Policy.                                  |
| Item No. 4 - Bid Award and Budget Amendment | Consider awarding bid to Guardian Fueling Technologies, LLC. to provide replacement of fuel dispenser and monitoring system in the amount of \$58,644.53 and a budget amendment. |
| Item No. 5 - Bid Award                      | Consider awarding bid to TFR Enterprises, Inc., Ceres Environmental Services, Inc., and KDF Enterprises, LLC. to provide emergency vegetative debris removal services.           |
| Item No. 6 - Bid Award and Budget Amendment | Consider awarding bid to contractor for the removal of a burned down single family residence in Kings Ridge and budget amendment.                                                |

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- |                                                |                                                                                                                   |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Item No. 7 - Appointments for CDBG application | Consider appointing members to the Citizens Advisory Task Force (CATF) for the Community Development Block Grant. |
| Item No. 8 - Resolution No. 2018-20R           | Consider approval of updated Building Services and Fire Review Inspection Services fees.                          |

**NEW BUSINESS**

- |                                                                                                          |                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 9 - Resolution No. 2018-14R<br><i>King's Car Wash</i><br><i>Table to August 14, 2018</i>        | Consider Conditional Use Permit for a car wash facility located in the C-2 General Commercial zoning district on 1.63 acres located at the southeast corner of Oakley Seaver and SR 50.                            |
| Item No. 10 - Resolution No. 2018-15R<br><i>242-244 E. Highland Ave.</i>                                 | Consider request to amend Conditional Use Permit to allow for a medical and dental office uses.                                                                                                                    |
| Item No. 11 - Resolution No. 2018-16R<br><i>Kings Crossing</i>                                           | Consider Conditional Use Permit to allow for a tire store with eight bays in the Planned Unit Development zoning district for property located at the southeast corner of Citrus Tower Blvd and US Highway 27.     |
| Item No. 12 - Variance Request<br><i>Kings Crossing</i>                                                  | Consider variance request to allow for a reduction of four parking spaces for a proposed tire store with eight service bays for vacant parcel at the southeast corner of Citrus Tower Boulevard and US Highway 27. |
| Item No. 13 - Ordinance No. 2018-21 <i>Introduction</i><br><i>Central Business District</i>              | Amending residential lot sizes within the CBD zoning district.                                                                                                                                                     |
| Item No. 14 - Ordinance No. 2018-22 <i>Introduction</i><br><i>Jordan Annexation</i>                      | Consider ordinance to annex a parcel of land located north and northwest of the intersection of SR 50 and Omar Street.                                                                                             |
| Item No. 15 - Ordinance No. 2018-23 <i>Introduction</i><br><i>Jordan Small Scale Comp Plan Amendment</i> | Consider ordinance to change the future land use from Lake County Commercial and City of Clermont Residential/Office to City of Clermont Commercial for property located at SR 50 and Omar Street.                 |

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Item No. 16 - Ordinance No. 2018-24 *Introduction  
Jordan Rezoning*

Consider ordinance to change the zoning from Lake County Agriculture and City of Clermont R-3 Residential/Professional to City of Clermont C-2 General Commercial for property located at SR 50 and Omar Street.

Item No. 17 - Ordinance No. 2018-25 *Introduction  
Victory Pointe Condominiums Rezoning*

Consider ordinance to amend a Planned Unit Development (PUD) for condominiums located northwest of the intersection of 10th Street and Montrose.

**ADJOURN**

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

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.

*City of Clermont*  
MINUTES  
REGULAR COUNCIL MEETING  
May 22, 2018

The City Council met in a regular meeting on Tuesday, May 22, 2018 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor Sam Arocho gave the invocation followed by the Pledge of Allegiance.

**PROCLAMATIONS**

City Clerk Howe read the Men's Health Month proclamation aloud. Mayor Ash presented the proclamation to Dr. Brahmbatt and Dr. Parekatill.

Economic Development Director Schmidt introduced Dr. Brahmbatt and Dr. Parekatill, co-directors of Pur Clinic. Dr. Brahmbatt provided a presentation on men's health and announced Friday Night Lights will take place on June 1 and the Welcome Back Run will take place on June 9 at Lake Hiawatha Park. Dr. Parekatill expressed gratitude to the City and thanked the City for their support.

City Clerk Howe read the ALS Awareness Month proclamation aloud. Mayor Ash presented the proclamation to Darcy Klempner of the ALS Association.

City Clerk Howe read the Election proclamation aloud.

**PRESENTATIONS**

*Fiscal Year 2017 Annual Financial Report*

Finance Director Van Zile introduced Tammy Campbell to present the report from the city's auditing firm.

Tammy Campbell, Audit Partner with McDirmott Davis, presented highlights of the annual financial report and stated the City is in compliance with Florida Statutes. The assessment indicated a favorable overall financial condition. Ms. Campbell also presented the CAFR to the City Council.

**PUBLIC COMMENTS**

Jim Purvis, 4206 Hammersmith Drive, expressed concern of the road conditions of Citrus Tower Boulevard and urged Council to contact the County in regards to repairs for the road. City Manager Gray responded the City has contacted the County regarding Citrus Tower Boulevard as it is a county road. City Manager Gray stated he would contact the County Manager and Public Works Director again as well as draft a letter from the Mayor to include other roads the County has not kept up with. The County decided not to vote on a 5 cent gas tax for maintenance of existing roads. The other option for the tax would be to place on a ballot in November. The 5 cent gas tax would be distributed to all cities for the restricted use of repaving city roads.

**REPORTS**

City Manager Gray requested items 7 and 10 be tabled by Council.



*City of Clermont*  
MINUTES  
REGULAR COUNCIL MEETING  
May 22, 2018

**Item No. 7 – Resolution No. 2018-11, Table to June 26, 2018**

City Clerk Howe read Resolution No. 2018-11 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 a convenience store with fuel sales in the C-1 Light Commercial zoning district.

Council Member Goodgame moved to table Resolution 2018-11 to June 26, 2018; seconded by Council Member Bates. The motion passed with all members present voting aye.

**Item No. 10 – Variance Request, New Beginnings Greenhouse**

Council Member Goodgame moved to table item 10 to June 26, 2018; seconded by Council Member Bates. The motion passed with all members present voting aye.

City Manager Gray reported the City closed on the Hancock property for Public Works and City buildings will be closed Monday, May 29, 2018 as it is Memorial day.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame reported attending a local wedding in the City.

Council Member Brishke – No report.

Council Member Travis thanked the Mayor and everyone who supported the Ride of Silence on May 16. She congratulated East Ridge Middle School Principal, Stephanie Mayuski, on receiving the District Principal of the Year Award. Ms. Mayuski also received a promotion to Regional Executive Director for Region 3.

Mayor Ash reported she was at Victory Pointe on May 9 to welcome Steve Meckfessel, Director of Fondo Cycling Circuit. On May 11, she attended the final class of the employee academy at the Parks and Recreation Center. On May 12, she attended the Montverde Academy gala with other Council Members and City staff. On May 16, she was at Belk with Police to acknowledge Police Week where they spoke about safety. Later that day, she was at Waterfront Park for the Ride of Silence. The Ride of Silence was there to recognize the cyclists who have been injured or killed while cycling. On May 17, she attended the homeless forum at the South Lake Foundation where the emphasis was on affordable low income homes and apartments in Lake County. On May 19, she was at Engel and Volkers for Coffee and Conversation with the Mayor. On May 20, she attended the awards and graduation ceremony for Sea Cadets at the Arts and Recreation Center. On May 21, she attended the Lake Apopka Gas meeting in Winter Garden and discussed financial statements for the company.

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May 22, 2018

**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.

- |                                                                     |                                                                                                                                                                                       |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Item No. 1 – Meeting Minutes</b>                                 | Consider approval of the April 24, 2018 and May 8, 2018 Regular Council Meeting Minutes.                                                                                              |
| <b>Item No. 2 – DEP Agreement No. LW670</b>                         | Consider grant agreement with the State of Florida Department of Environmental Protection Land and Water Conservation Fund in the amount of \$200,000 for the Victory Pointe Project. |
| <b>Item No. 3 – Event and Open Container Request</b>                | Consider allowing open containers in the requested area for the City of Clermont 4th of July event at Waterfront Park.                                                                |
| <b>Item No. 4 – Event, Open Container, and Road Closure Request</b> | Consider allowing open containers and road closures for the City of Clermont’s Sips & Salsa inaugural event co-hosted by the South Lake Chamber of Council in downtown Clermont.      |
| <b>Item No. 5 – Resolution No. 2018-19R</b>                         | Consider 2019 Florida Division of Cultural Affairs Cultural Facilities Program Grant application request in the amount of \$500,000 for the Meet Us in the Middle Project.            |

Linda Charlton requested to pull item 2 from the Consent Agenda.

Council Member Goodgame moved to approve Consent Agenda Items 1, 3, 4 and 5; seconded by Council Member Bates. The motion passed with all members present voting aye.

Capital Planning and Projects Director Kinzler explained the agreement highlights the level of treatment received by the stormwater flowing through the Victory Pointe Project. It’s a multi-stage project to break down nutrients and sedimentation before discharging the stormwater to the lakes.

Council Member Goodgame moved to approve Consent Agenda Item 2; seconded by Council Member Bates. The motion passed with all members present voting aye.

**UNFINISHED BUSINESS**

- Item No. 6 – Ordinance No. 2018-20, *Final***

City Clerk Howe read Ordinance No. 2018-20 aloud by title only.

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An Ordinance of the Code of Ordinances of the City of Clermont, Lake County, Florida, amending Chapter 54, Streets, Sidewalks, and Other Public Places, Section 54-101, “Definitions” and Section 54-102 “Permit Required/Exemptions”, creating Section 54-107 “Distribution of Materials on City Property”, repealing all ordinances in conflict herewith, providing for severability, codification and effective date.

Parks and Recreation Director Davidoff presented proposed changes to Chapter 54. The cost for a special event permit is \$10. City Manager Gray stated seeing a problem particularly at Waterfront Park along the trail where signs are creating a dangerous situation for people using the trail. The proposed changes will remedy the situation.

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

Council Member Brishke inquired as to how the new information will be communicated to people. Parks and Recreation Director Davidoff replied staff is communicating by having park rangers and staff patrolling the area and communicating with people during the day and the weekends.

Mayor Ash inquired of the process if someone is set up without a permit. Parks and Recreation Director Davidoff stated staff would recommend an alternate location and would do their best to work with the individuals to resolve the matter.

Council Member Goodgame moved for the adoption Ordinance 2018-20; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

**NEW BUSINESS**

The next two items will be heard together and voted on separately.

**Item No. 8 – Resolution No. 2018-12, *Fifty West Realty***

City Clerk Howe read Resolution No. 2018-12 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 a single building to occupy more than 20,000 square feet of floor space.

**Item No. 9 – Variance Request, *Fifty West Realty***

Senior Planner Kruse presented the request from Fifty West Realty. Staff distributed a revised site plan to Council. Staff has reviewed the application and recommended approval of the request for a Conditional Use Permit. The Planning and Zoning Commission voted to recommend approval of the Conditional Use Permit. Senior Planner Kruse presented four variances to the Land Development Code to develop the site of the new building. Staff supports the reduction of parking spaces and the stall depth of 18 feet without wheel stops, but with a 2-foot buffer area. Staff does not support the request for the reduction in landscape buffer and an increase in compact parking.

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Rick McCoy, Project Engineer, McCoy and Associates, stated there is a 30-foot retaining wall abutting the property where the buffer would be located. If trees were to be planted in accordance to code, they would go on the retaining wall which would cause the wall to fail in the coming years. The owner is present for questions.

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

Council Member Bates commented the property looks to conform with the surrounding area should Council allow the proposed changes.

Council Member Travis suggested a reduction in the size of the building and parking. City Manager Gray commented staff suggested moving the developing buildings closer to Highway 50 to hide the parking lots as the city starts developing, but it has not been officially adopted yet. Also, the utility easement which runs along the property restricts the location of any structures which would be built on this property.

Council Member Brishke suggested to move compact parking someplace else. Mr. McCoy stated the compact parking is affected by the geometry of the property.

Council Member Goodgame expressed concern with no wheel stops around the perimeter and parking of large vehicles overtaking the sidewalks. Mr. McCoy stated the property would have an extra 2-foot of mulch landscaping to compensate for not having wheel stops.

Council Member Bates inquired as to where the landscape buffer is being requested to be reduced. Mr. McCoy replied on the entire east side, north side, and against the retaining wall overlooking Toyota on the west side. City Manager Gray noted the Council has allowed prior applicants to share landscape buffers in the past.

Council Member Bates moved to approve Resolution 2018-12; seconded by Council Member Goodgame. This motion was passed with all members present voting aye.

Council Member Goodgame conveyed concern regarding the wheel stops being removed from spaces surrounding the building. Senior Planner Kruse stated the variance request indicates the elimination of wheel stops shall only be for those spaces along the exterior of the parking lot, but not for the spaces surrounding the building.

Council Member Travis moved to approve item 9, Variance Request; seconded Council Member Bates. The motion passed with all members voting aye.

**Item No. 11 – Resolution No. 2018-17R**

City Clerk Howe read Resolution No. 2018-17R aloud by title only.

A Resolution of the City Council of the City of Clermont, Florida, approving, solely for the purposes of Section 147(F) of the Internal Revenue Code and Section 163.01, Florida Statutes, the issuance by the Capital Trust Agency of its senior living revenue bonds (H-Bay Ministries, Inc. – Superior Residences Project), series 2018, in one or more series pursuant to a plan of finance, in an aggregate principal amount not to exceed \$90,000,000, for the purpose of financing the senior living facilities herein described, one of which is located in the City of Clermont; and providing an effective date.

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City Attorney Mantzaris stated there are two steps for the Council to take in regards to this agenda item. The first step is to have a public hearing with regards to the proposed bonds and the second step is to approve the bonds as the local government jurisdiction for which one of these projects is located. The agenda item has to do with \$90 million issuance of bonds. Council must make sure to have a public hearing on this item first and then take action. These are proposed to be tax exempt bonds and the Internal Revenue Service's regulations require the local government jurisdiction to approve the bonds. A letter from Foley and Lardner, the City's bond counsel, was provided to the Council. The letter stated there will not be a negative impact to the City and there is no liability for the City. The Resolution has an indemnification requirement within its language.

Mr. Ogieva Guobodia, Senior Vice President of Piper Jaffray, stated this transaction is an established non for profit acquisition to expand H-Bay's Ministries' mission. Their mission is to provide housing for seniors. The facility being acquired has been operating since 2002 with 340 units of assisted living.

City Manager Gray clarified this is not a city revenue bond.

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

Council Member Travis inquired of any changes to the use. Mr. Guobodia clarified they are not changing the use of the facility as it will remain an assisted living and memory care facility.

Council Member Bates moved to approve Resolution 2018-17R; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

**Item No. 12 – Conceptual Design for Phase 1 of Downtown Waterfront District**

Capital Planning and Projects Director Kinzler presented a powerpoint presentation of the conceptual plan overview of downtown Clermont. Staff is requesting Council's approval of the conceptual design. Once approved, staff will bring the conceptual plan to the public for their discussion and input.

City Manager Gray will be meeting with the community and businesses owners to show them the approved designs and to garner their input as they will have questions on such topics as street closings. Council is only voting to approve the conceptual design so staff may go out to the community for the residents' ideas or concerns. Then, the design will go back to Council for approval in order to go out to bid.

Mayor Ash requested to be kept updated on the community's concerns regarding the design.

Mayor opened the Public Hearing.

Steven Hannah, 1251 Fran Mar Court, inquired how the City plans to publicize the public meetings to discuss the conceptual designs for downtown. Mr. Hannah also inquired if the City plans to use navigational signs and other traffic calming measures. City Manager Gray replied the City wants to use signage and kiosks for citizens using the trails downtown and the City will send direct mailers to property owners and local media. Capital Planning and Projects Director Kinsler stated the City will ensure property separation and traffic calming between the trail and the road.

Mayor Ash closed the Public Hearing.

Council Member Goodgame moved to approve the conceptual design for Phase 1 of Downtown Waterfront District; seconded by Council Member Travis. The motion passed with all members present voting aye.

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May 22, 2018

**ADJOURN:** With no further comments, this meeting adjourned at 8:26 pm.

**APPROVED:**

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Gail L. Ash, Mayor

**ATTEST:**

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Tracy Ackroyd Howe, City Clerk



## CITY OF CLERMONT

# AGENDA ITEM

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|                                                                                                |                                    |                                |
|------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                            |                                    |                                |
| Tuesday, June 12, 2018                                                                         |                                    |                                |
| <b>Agenda Item Name</b>                                                                        |                                    |                                |
| Plat approval                                                                                  |                                    |                                |
| <b>Requested Action</b>                                                                        |                                    |                                |
| Recommend approval of the SLMAC plat.                                                          |                                    |                                |
| <b>Staff Report</b>                                                                            |                                    |                                |
| The submitted plat has been reviewed and approved by the City Engineer and reviewing engineer. |                                    |                                |
| <b>Additional Analysis</b>                                                                     |                                    |                                |
|                                                                                                |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                   |                                    |                                |
|                                                                                                |                                    |                                |
| <b>Fiscal Impact</b>                                                                           | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                       |                                    |                                |
| 1. SLMAC Inland plat 11x17 SLMAC Inland plat 11x17.pdf                                         |                                    |                                |







# CITY OF CLERMONT

## AGENDA ITEM

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| Surplus Request                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| Recommend to approve and declare end of life inventory as surplus from the Fire Department and Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <p>The Purchasing Department, on behalf of the Fire Department and Parks and Recreation Department recommends approval of the above action.</p> <p>The following inventory have reached their end of life service and approval to surplus these items is being requested.</p> <p><u>Fire Department</u></p> <p>Qty:   Property Description</p> <p>(3)    Medication Cooler Engel MD14F</p> <p>(10)   Omni Pro EMS system bags for ALS Apparatus</p> <p><u>Parks and Recreation Department</u></p> <p>Qty:   Property Description</p> <p>(1)    Vizio 65 in. TV, E65-C3</p> <p>Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Surplus property is anticipated to be sold for approximately \$3,000.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| 1.   Parks and Recreation Surplus Property      Parks and Recreation Surplus Property.pdf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| 2.   Fire Department Surplus Property            Fire Department Surplus Property.pdf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |





## PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: N/A  
Contact Person: AC Johnston Phone: 352-394-7662  
Year / Make / Model: ENGEL MD14F Vehicle No. N/A  
Miles / Hours: N/A Serial / VIN: N/A  
Description of Property Cooler QTY: 3

☐ See attached form with multiple items listed. All items must include above information.

\*\*\*\*\*MUST CHECK ACTION BELOW (One Action Per Form)\*\*\*\*\*

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Cooler to be discarded. No cord to go with the cooler and it is no longer in use within FD.

Director Signature: \_\_\_\_\_

Date: 4/12/18

\*\*\*\*\*This form must be sent to the Purchasing Department to dispose of property\*\*\*\*\*

Date Approved by City Council: \_\_\_\_\_

Agenda Item: \_\_\_\_\_

Method of Disposal: \_\_\_\_\_

Date Disposed: \_\_\_\_\_

Purchasing Director: \_\_\_\_\_

Date: \_\_\_\_\_

Munis Asset Number: \_\_\_\_\_



## PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: N/A  
Contact Person: AC Johnston Phone: 352-394-7662  
Year / Make / Model: \_\_\_\_\_ Vehicle No. N/A  
Miles / Hours: N/A Serial / VIN: N/A  
Description of Property EMS bags for ALS Apparatus QTY: 10

☐ See attached form with multiple items listed. All items must include above information.

\*\*\*\*\*MUST CHECK ACTION BELOW (One Action Per Form)\*\*\*\*\*

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Bags were returned due to defects, they were replaced and now will be surplussed to provide improved equipment for ALS response.

Director Signature: 

Date: 4/12/18

\*\*\*\*\*This form must be sent to the Purchasing Department to dispose of property\*\*\*\*\*

Date Approved by City Council: \_\_\_\_\_

Agenda Item: \_\_\_\_\_

Method of Disposal: \_\_\_\_\_

Date Disposed: \_\_\_\_\_

Purchasing Director: \_\_\_\_\_

Date: \_\_\_\_\_

Munis Asset Number: \_\_\_\_\_



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| Bid Award and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| Recommend to approve contract between the City of Clermont and Guardian Fueling Technologies, LLC. to provide replacement of fuel dispenser and monitoring system and a budget amendment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <p>The evaluation committee recommends approval of the above action.</p> <p>The Environmental Services Department contacted the Purchasing Department to determine the most cost effective manner to replace the existing fuel dispenser and monitoring system. The Purchasing Department issued a Request For Proposal (RFP) number 18-016 on January 23, 2018 to obtain these services. The RFP was fully competed, advertised and complies with the City of Clermont Purchasing Policy. There were three (3) responses to the RFP.</p> <p>An evaluation committee composed of five (5) City staff members (four voting members and one non-voting member) reviewed, scored and ranked the proposals. Guardian Fueling Technologies, LLC. was the number one ranked company selected for their qualifications, knowledge and experience of fuel dispenser and monitoring systems. The Purchasing Director entered into negotiations with the number one ranked company, Guardian Fueling Technologies, LLC., which resulted in a reduction in price from \$68,918.08 to \$58,644.53 for a savings of \$10,273.55. The reduction in cost did not affect the level of service, training or equipment.</p> <p>The work involves the removal of existing fuel dispensers located at Public Works Department and Environmental Services Department and replacing it with a new dispenser and vehicle fuel monitoring system. The City has approximately eighty (80) vehicles under this system which includes fire apparatus, recycle and waste pickup vehicles to name a few.</p> <p>The award recommendation is being made to the most qualified respondent Guardian Fueling Technologies, LLC.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Purchase is not included in the current year approved budget. A budget amendment to the Water Fund (\$8,796), Sewer Fund (\$13,488), Stormwater Fund (\$3,519) and Sanitation Fund (\$32,841) is recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |

|    |                                 |                                     |
|----|---------------------------------|-------------------------------------|
| 1. | RFP 18-016 Response Tabulation  | RFP 18-016 Response Tabulation.pdf  |
| 2. | RFP 18-016 Evaluation Summary   | RFP 18-016 Evaluation Summary.pdf   |
| 3. | RFP 18-016 Ranking Order        | RFP 18-016 Ranking Order.pdf        |
| 4. | RFP 18-016 Award Recommendation | RFP 18-016 Award Recommendation.pdf |



## RESPONSE TABULATION

**RFP 18-016, REPLACEMENT OF FUEL DISPENSER AND MONITORING SYSTEM**  
**DUE DATE/TIME: MARCH 1, 2018 AT 2:00 P.M. (EST)**

| COMPANY NAME                                      | 1-ORIGINAL, 4-COPIES |
|---------------------------------------------------|----------------------|
| Guardian Fueling Technologies, LLC. – Sanford, FL | Y                    |
| SCI Distribution, LLC. – Clearwater, FL           | Y                    |
| Don Wood, Inc. – Orlando, FL                      | Y                    |



## City of Clermont Evaluation Summary

RFP No. 18-016 PROJECT TITLE: Replacement of Fuel Dispenser and Monitoring System

Meeting Location and Time:

March 22, 2018 at 10:45 AM 2nd Floor Conference Room

### Evaluation Committee Members:

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Heather Wooding | Environmental Services Office Manager           |
| Duane Land      | Environmental Services Water/Wastewater Manager |
| David VanDever  | Assistant Public Works Director                 |
| Tim Cayton      | Public Works, Fleet Operations Chief            |
| Freddy Suarez   | Purchasing Director (non-voting member)         |

|                        | Points Received | Points Received | Points Received | Points Received | Total Points |
|------------------------|-----------------|-----------------|-----------------|-----------------|--------------|
| Guardian Fueling Tech. | 51              | 76              | 50              | 19              | 196          |
| SCI Distribution       | 71              | 89              | 64              | 56              | 280          |
| Don Wood               | 57              | 89              | 58              | 39              | 243          |

### Notes:

The Evaluation Committee decided to conduct informal presentations with all three companies where each company will be ranked from 1 to 3. The Purchasing Director will be contacting each company to setup a meeting and will provide additional information.





**PURCHASING DEPARTMENT**

April 12, 2018

RFP 18-016, Replacement of Fuel Dispenser and Monitoring System

Based on the presentations from the three fuel monitoring companies, the Evaluation Committee ranked each company in the following order.

| Company Name                        | Ranking Order |
|-------------------------------------|---------------|
| Guardian Fueling Technologies, LLC. | 1             |
| SCI Distribution, LLC.              | 2             |
| Don Wood, Inc.                      | 3             |

The Purchasing Director will proceed to negotiate a contract with the number 1 ranked company. In the event a contract cannot be negotiated with the highest ranked company, negotiations will discontinue and the Purchasing Director shall begin negotiations with the next company in accordance with the ranking order established by the Evaluation Committee. This process shall continue until an agreement is reached or the ranking list is exhausted. When the ranking list is exhausted, a new solicitation shall be initiated.



**FREDDY L. SUAREZ**  
**Purchasing Director**  
**Purchasing Department**

352-241-7350  
fsuarez@clermontfl.org

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**AWARD RECOMMENDATION**  
**MAY 30, 2018**  
**RFP 18-016 – REPLACEMENT OF FUEL DISPENSER AND MONITORING SYSTEM**

Based on the evaluation of the Request for Proposals submittals, the Evaluation Committee is recommending award to Guardian Fueling Technologies, LLC.



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                |
| Bid Award                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                |
| Recommend to approve contract between the City of Clermont and TFR Enterprises, Inc., Ceres Environmental Services, Inc., and KDF Enterprises, LLC. to provide emergency vegetative debris removal services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                |
| <p>The Purchasing Department, Public Works Department and the Environmental Services Department recommend approval of the above action.</p> <p>The City Manager's Office contacted the Purchasing Department to determine the most effective manner to contract a company to provide vegetative debris removal services during an emergency event. The Purchasing Department issued a Request for Bid (RFB) number 18-023 to acquire these services. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were eight (8) responses to the RFB.</p> <p>The purpose of the solicitation was to establish a maximum of three term contracts to provide vegetative debris removal and related services from public property and public right-of-way in the City of Clermont in response to an emergency event such as, but not limited to, hurricanes, tornadoes, or other natural or man-made disasters. The successful respondents have the capability and ability to rapidly respond to wide scale debris volumes typically produced in hurricanes, tornadoes and other disaster types as well as small scale debris volumes.</p> <p>Award is being recommended to the three responsive and responsible bidders TFR Enterprises, Inc., Ceres Environmental Services, Inc., and KDF Enterprises, LLC. who complied with all terms, conditions, and specifications stated in the RFB.</p> |                                     |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                |
| There is no fiscal impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Fund Number and Description</b>  | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                |
| 1. RFB 18-023 Response Tabulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RFB 18-023 Response Tabulation.pdf  |                                |
| 2. RFB 18-023 Award Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RFB 18-023 Award Recommendation.pdf |                                |
| 3. TFR ENTERPRISES PRICING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TFR ENTERPRISES.pdf                 |                                |
| 4. CERES ENVIRONMENTAL SERVICES PRICING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CERES ENVIRONMENTAL SERVICES.pdf    |                                |
| 5. KDF ENTERPRISES PRICING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | KDF ENTERPRISES.pdf                 |                                |





## RESPONSE TABULATION

**RFB 18-023, EMERGENCY VEGETATIVE DEBRIS REMOVAL SERVICES**

**DUE DATE/TIME: MAY 10, 2018 AT 2:00 P.M. (EST)**

| COMPANY NAME                                           | ADDENDA<br>1 | ADDENDA<br>2 | ADDENDA<br>3 | TOTAL PRICE<br>(Tables 1 through 5) |
|--------------------------------------------------------|--------------|--------------|--------------|-------------------------------------|
| TFR Enterprises, Inc. – Leander, TX                    | Y            | Y            | Y            | \$1,578,250.00                      |
| Ceres Environmental Services, Inc. – Sarasota, FL      | Y            | Y            | Y            | \$1,773,850.00                      |
| KFD Enterprises, LLC. – Springville, AL                | Y            | Y            | Y            | \$1,779,375.00                      |
| DRC Emergency Services, LLC. – Metairie, LA            | Y            | Y            | Y            | \$1,780,425.00                      |
| Wood Resource Recovery, LLC. – Gainesville, FL         | Y            | Y            | Y            | \$2,108,825.00                      |
| Bergeron Emergency Services, Inc. – Ft. Lauderdale, FL | Y            | Y            | Y            | \$2,408,750.00                      |
| Phillips & Jordan, Inc. – Knoxville, TN                | Y            | Y            | Y            | \$2,412,625.00                      |
| Grubbs Emergency Services, LLC. – Hudson, FL           | Y            | Y            | Y            | \$2,808,250.00                      |



**FREDDY SUAREZ**  
**Purchasing Director**  
**Purchasing Department**

352-241-7350  
fsuarez@clermontfl.org

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**AWARD RECOMMENDATION**  
**MAY 21, 2018**  
**RFB 18-023 – EMERGENCY VEGETATIVE DEBRIS REMOVAL SERVICES**

Based on the results of the bid submittals, the Purchasing Department is recommending award to the three low responsive and responsible bidders as follow:

- TFR Enterprises, Inc. – Primary Contractor
- Ceres Environmental Services, Inc. – Secondary Contractor
- KDF Enterprises, LLC. – Tertiary Contractor

## SECTION – C PRICE SCHEDULE

**NOTE:** The quantities shown in the Price Schedule are estimates only. They may vary significantly from the actual quantities during an emergency event. Payment shall be for the units ordered, placed, and accepted by the City. By signing this form, the respondent fully acknowledges that there will be no additional compensation (no overhead, no anticipated profits, etc.) other than the unit price of the items times the number of items authorized, ordered, placed, and accepted by the City.

**Table 1. Right-of-Way Vegetative Debris Removal**

Work consists of the collection and transportation of eligible vegetative debris on the right-of-way or public property to a City approved debris management site or City approved final disposal site.

| L.N. | Description   | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|---------------|--------------------|---------------------------|----------------|---------------------------|
| 1.1  | 0 to 8 miles  | 50,000             | 9.00                      | 450,000.00     | 90.00                     |
| 1.2  | 9 to 16 miles | 25,000             | 10.00                     | 250,000.00     | 105.00                    |

**Table 2. Operation and Debris Reduction Through Grinding or Air Curtain Incineration**

Work consists of managing and operating debris management site for acceptance and reduction of eligible vegetative disaster related debris through grinding or air curtain incineration. The costs associated with acquiring, preparing, leasing, renting, operating, and remediating land used as debris management site is reflected in this bid.

| L.N. | Description                                         | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|-----------------------------------------------------|--------------------|---------------------------|----------------|---------------------------|
| 2.1  | Operation of grinding/mulch debris reduced material | 85,000             | 1.75                      | 148,750.00     | 40.00                     |
| 2.2  | Operation of ash debris reduced material            | 85,000             | 1.00                      | 85,000.00      | 20.00                     |

**Table 3. Transportation of Reduced Debris to a County Approved Final Disposal Site**

Work consists of loading and transporting reduced eligible disaster related debris at a City approved debris management site or City approved final disposal site.

| L.N. | Description   | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|---------------|--------------------|---------------------------|----------------|---------------------------|
| 3.1  | 0 to 8 miles  | 3,000              | 7.50                      | 22,500.00      | 45.00                     |
| 3.2  | 9 to 16 miles | 4,500              | 8.50                      | 38,250.00      | 50.00                     |

### SECTION – C PRICE SCHEDULE

**Table 4. Removal of Hazardous Trees and Limbs**

Work consists of removing eligible hazardous trees or limbs and placing them on the safest possible location on the City right-of-way for collection as stated in Section B, Vegetative Debris Removal.

| L.N. | Description                  | Estimated Quantity | Unit Price Per Tree | Extended Price |
|------|------------------------------|--------------------|---------------------|----------------|
| 4.1  | 6-in. to 12.99-in. diameter  | 750                | 100.00              | 75,000.00      |
| 4.2  | 13-in. to 24.99-in. diameter | 500                | 125.00              | 62,500.00      |
| 4.3  | 25-in. to 36.99-in. diameter | 375                | 210.00              | 78,750.00      |
| 4.4  | 37-in. to 48.99-in. diameter | 150                | 300.00              | 45,000.00      |
| 4.5  | 49-in. and larger. diameter  | 50                 | 800.00              | 40,000.00      |
| 4.6  | Hanger Removal (per tree)    | 1,500              | 140.00              | 210,000.00     |

**Table 5. Removal of Hazardous Stumps**

Work consists of removing eligible hazardous stumps and transporting resulting debris from City right-of-way to approved debris management site. Rate includes removal, backfill of stump hole, reduction, and final disposal.

| L.N. | Description                    | Estimated Quantity | Unit Price Per Stump | Extended Price |
|------|--------------------------------|--------------------|----------------------|----------------|
| 5.1  | 24.1-in. to 36.99-in. diameter | 250                | 150.00               | 37,500.00      |
| 5.2  | 37-in. to 48.99-in. diameter   | 125                | 200.00               | 25,000.00      |
| 5.3  | 49-in. and larger diameter     | 25                 | 400.00               | 10,000.00      |

**Total Price** (Total Extended Price from Tables 1 through 5)

(Words) One million five hundred seventy-eight thousand two hundred fifty dollars and no cents.

(Figures) \$ 1,578,250.00



---

**SECTION – C**  
**PRICE SCHEDULE**

---

By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

| Respondent Information and Signature                                                                                                |                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Company Name (print):                                                                                                               | TFR Enterprises, Inc                                                              |
| Street Address:                                                                                                                     | 601 Leander Dr. Leander, TX 78641                                                 |
| Mailing Address (if different):                                                                                                     |                                                                                   |
| Telephone:                                                                                                                          | (512) 200-3322                                                                    |
| Fax:                                                                                                                                | (512) 528-1942                                                                    |
| Email:                                                                                                                              | tiffany@tfrinc.com                                                                |
| Payment Terms:                                                                                                                      | % days, net 10                                                                    |
| FEIN:                                                                                                                               | 72 - 1149862                                                                      |
| Professional License No.:                                                                                                           | CRC1331035                                                                        |
| Signature:                                                                                                                          |  |
| Date:                                                                                                                               | 5/8/18                                                                            |
| Print Name:                                                                                                                         | Tipton F. Rowland                                                                 |
| Title:                                                                                                                              | CEO                                                                               |
| Does the respondent accept payment using the City's MASTERCARD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                                                                                   |

**END OF SECTION – C**

**SECTION – C**  
**PRICE SCHEDULE**

**NOTE:** The quantities shown in the Price Schedule are estimates only. They may vary significantly from the actual quantities during an emergency event. Payment shall be for the units ordered, placed, and accepted by the City. By signing this form, the respondent fully acknowledges that there will be no additional compensation (no overhead, no anticipated profits, etc.) other than the unit price of the items times the number of items authorized, ordered, placed, and accepted by the City.

**Table 1. Right-of-Way Vegetative Debris Removal**

Work consists of the collection and transportation of eligible vegetative debris on the right-of-way or public property to a City approved debris management site or City approved final disposal site.

| L.N. | Description                                                                 | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|-----------------------------------------------------------------------------|--------------------|---------------------------|----------------|---------------------------|
| 1.1  | 0 to 8 miles                                                                | 50,000             | \$9.37                    | \$468,500.00   | \$109.98                  |
| 1.2  | 9 to 16 miles<br>NOTE: Vegetative Debris will be taken to DMS for reduction | 25,000             | \$9.37                    | \$234,250.00   | \$109.98                  |

**Table 2. Operation and Debris Reduction Through Grinding or Air Curtain Incineration**

Work consists of managing and operating debris management site for acceptance and reduction of eligible vegetative disaster related debris through grinding or air curtain incineration. The costs associated with acquiring, preparing, leasing, renting, operating, and remediating land used as debris management site is reflected in this bid.

| L.N. | Description                                         | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|-----------------------------------------------------|--------------------|---------------------------|----------------|---------------------------|
| 2.1  | Operation of grinding/mulch debris reduced material | 85,000             | \$3.74                    | \$317,900.00   | \$39.98                   |
| 2.2  | Operation of ash debris reduced material            | 85,000             | \$2.38                    | \$202,300.00   | \$26.18                   |

**Table 3. Transportation of Reduced Debris to a County Approved Final Disposal Site**

Work consists of loading and transporting reduced eligible disaster related debris at a City approved debris management site or City approved final disposal site.

| L.N. | Description                                                  | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|--------------------------------------------------------------|--------------------|---------------------------|----------------|---------------------------|
| 3.1  | 0 to 8 miles<br>Note: Price includes \$5 per CY tipping fee  | 3,000              | \$8.84                    | \$26,520.00    | \$39.98                   |
| 3.2  | 9 to 16 miles<br>Note: Price includes \$5 per CY tipping fee | 4,500              | \$9.84                    | \$44,280.00    | \$26.18                   |

**SECTION – C**  
**PRICE SCHEDULE**

**Table 4. Removal of Hazardous Trees and Limbs**

Work consists of removing eligible hazardous trees or limbs and placing them on the safest possible location on the City right-of-way for collection as stated in Section B, Vegetative Debris Removal.

| L.N. | Description                  | Estimated Quantity | Unit Price Per Tree | Extended Price |
|------|------------------------------|--------------------|---------------------|----------------|
| 4.1  | 6-in. to 12.99-in. diameter  | 750                | \$58.00             | \$43,500.00    |
| 4.2  | 13-in. to 24.99-in. diameter | 500                | \$108.00            | \$54,000.00    |
| 4.3  | 25-in. to 36.99-in. diameter | 375                | \$168.00            | \$63,000.00    |
| 4.4  | 37-in. to 48.99-in. diameter | 150                | \$228.00            | \$34,200.00    |
| 4.5  | 49-in. and larger. diameter  | 50                 | \$268.00            | \$13,400.00    |
| 4.6  | Hanger Removal (per tree)    | 1,500              | \$88.00             | \$132,000.00   |

**Table 5. Removal of Hazardous Stumps**

Work consists of removing eligible hazardous stumps and transporting resulting debris from City right-of-way to approved debris management site. Rate includes removal, backfill of stump hole, reduction, and final disposal.

| L.N. | Description                    | Estimated Quantity | Unit Price Per Stump | Extended Price |
|------|--------------------------------|--------------------|----------------------|----------------|
| 5.1  | 24.1-in. to 36.99-in. diameter | 250                | \$250.00             | \$62,500.00    |
| 5.2  | 37-in. to 48.99-in. diameter   | 125                | \$450.00             | \$56,250.00    |
| 5.3  | 49-in. and larger diameter     | 25                 | \$850.00             | \$21,250.00    |

**Total Price** (Total Extended Price from Tables 1 through 5)

(Words) One million, seven hundred seventy-three thousand, eight hundred fifty dollars and zero cents

(Figures) \$ \$1,773,850.00

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**SECTION – C**  
**PRICE SCHEDULE**

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By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

| Respondent Information and Signature                                                                                     |                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Company Name (print):                                                                                                    | <u>Ceres Environmental Services, Inc.</u>                                                |
| Street Address:                                                                                                          | <u>6968 Professional Parkway East, Sarasota, Florida 34240</u>                           |
| Mailing Address (if different):                                                                                          |                                                                                          |
| Telephone:                                                                                                               | <u>(800) 218-4424</u>                                                                    |
| Fax:                                                                                                                     | <u>(866) 228-5636</u>                                                                    |
| Email:                                                                                                                   | <u>donna.brown@ceresenv.com</u>                                                          |
| Payment Terms:                                                                                                           | <u>      </u> % <u>      </u> days, net <u>      </u>                                    |
| FEIN:                                                                                                                    | <u>41 - 1816075</u>                                                                      |
| FL General Contractor<br>Professional License No.:                                                                       | <u>CGC1508764</u>                                                                        |
| Signature:                                                                                                               | <u></u> |
| Date:                                                                                                                    | <u>May 7, 2018</u>                                                                       |
| Print Name:                                                                                                              | <u>Tia Laurie</u>                                                                        |
| Title:                                                                                                                   | <u>Corporate Secretary</u>                                                               |
| Does the respondent accept payment using the City's MASTERCARD? <input type="checkbox"/> Yes <input type="checkbox"/> No |                                                                                          |

**END OF SECTION – C**

## PRICE SCHEDULE

**Table 1. Right-of-Way Vegetative Debris Removal**

Work consists of the collection and transportation of eligible vegetative debris on the right-of-way or public property to a City approved debris management site or City approved final disposal site.

| L.N. | Description   | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|---------------|--------------------|---------------------------|----------------|---------------------------|
| 1.1  | 0 to 8 miles  | 50,000             | 9.85                      | 392,500        |                           |
| 1.2  | 9 to 16 miles | 25,000             | 10.35                     | 221,250        |                           |

**Table 2. Operation and Debris Reduction Through Grinding or Air Curtain Incineration**

Work consists of managing and operating debris management site for acceptance and reduction of eligible vegetative disaster related debris through grinding or air curtain incineration. The costs associated with acquiring, preparing, leasing, renting, operating, and remediating land used as debris management site is reflected in this bid.

| L.N. | Description                                         | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|-----------------------------------------------------|--------------------|---------------------------|----------------|---------------------------|
| 2.1  | Operation of grinding/mulch debris reduced material | 85,000             | 3.75                      | 318,750        |                           |
| 2.2  | Operation of ash debris reduced material            | 85,000             | 3.25                      | 276,250        |                           |

**Table 3. Transportation of Reduced Debris to a County Approved Final Disposal Site**

Work consists of loading and transporting reduced eligible disaster related debris at a City approved debris management site or City approved final disposal site.

| L.N. | Description   | Estimated Quantity | Unit Price Per Cubic Yard | Extended Price | Price Per Ton (Alternate) |
|------|---------------|--------------------|---------------------------|----------------|---------------------------|
| 3.1  | 0 to 8 miles  | 3,000              | 6.75                      | 14,250         |                           |
| 3.2  | 9 to 16 miles | 4,500              | 6.75                      | 21,375         |                           |

RFB No: 18-023

Page 23 of 50

**NOTE:** The quantities shown in the Price Schedule are estimates only. They may vary significantly from the actual quantities during an emergency event. Payment shall be for the units ordered, placed, and accepted by the City. By signing this form, the respondent fully acknowledges that there will be no additional compensation (no overhead, no anticipated profits, etc.) other than the unit price of the items times the number of items authorized, ordered, placed, and accepted by the City.



**PRICE SCHEDULE****Table 4. Removal of Hazardous Trees and Limbs**

Work consists of removing eligible hazardous trees or limbs and placing them on the safest possible location on the City right-of-way for collection as stated in Section B, Vegetative Debris Removal.

| L.N. | Description                  | Estimated Quantity | Unit Price Per Tree | Extended Price |
|------|------------------------------|--------------------|---------------------|----------------|
| 4.1  | 6-in. to 12.99-in. diameter  | 750                | 115                 | 86,250         |
| 4.2  | 13-in. to 24.99-in. diameter | 500                | 150                 | 75,000         |
| 4.3  | 25-in. to 36.99-in. diameter | 375                | 200                 | 75,000         |
| 4.4  | 37-in. to 48.99-in. diameter | 150                | 250                 | 37,500         |
| 4.5  | 49-in. and larger. diameter  | 50                 | 300                 | 15,000         |
| 4.6  | Hanger Removal (per tree)    | 1,500              | 90                  | 135,000        |

**Table 5. Removal of Hazardous Stumps**

Work consists of removing eligible hazardous stumps and transporting resulting debris from City right-of-way to approved debris management site. Rate includes removal, backfill of stump hole, reduction, and final disposal.

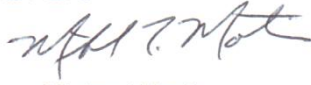
| L.N. | Description                    | Estimated Quantity | Unit Price Per Stump | Extended Price |
|------|--------------------------------|--------------------|----------------------|----------------|
| 5.1  | 24.1-in. to 36.99-in. diameter | 250                | 225                  | 56,250         |
| 5.2  | 37-in. to 48.99-in. diameter   | 125                | 320                  | 4,000          |
| 5.3  | 49-in. and larger diameter     | 25                 | 600                  | 15,000         |

**Total Price** (Total Extended Price from Tables 1 through 5) \$1,779,375

(Words) (Figures) \$ one million seven hundred and seventy nine thousand three hundred and seventy five dollars

PRICE SCHEDULE

By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

| Respondent Information and Signature                                                                                                |                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Company Name (print):                                                                                                               | KDF Enterprises, LLC                            |
| Street Address:                                                                                                                     | 370 Mountain View Rd Springville, Alabama 35146 |
| Mailing Address (if different):                                                                                                     |                                                 |
|                                                                                                                                     | Fax: 404-506-9849                               |
| Email: marty@kdfllc.com                                                                                                             | Payment Terms: % days, net                      |
| FEIN: 47-1244278                                                                                                                    | Professional License No.:                       |
| Signature:                                         | Date: 5/7/18                                    |
| Print Name: Michael Martin                                                                                                          | Title: CFO                                      |
| Does the respondent accept payment using the City's MASTERCARD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                                                 |

END OF SECTION – C



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |  |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |  |
| Bid Award and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |  |
| The bid amount and budget amendment will be presented at Council meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |  |
| <p>Staff to present contract and cost at the Council meeting.</p> <p>In November of 2017 a single family residence within the Kings Ridge development burned to the point of no-repair. Since then, the building has been left abandoned, and the owners have been completely non-responsive to correct the situation. On December 12th a code case was opened to correct the situation. With no response by the owner, the code case went to the Special Magistrate on March 20th with no compliance. At this time the abatement process was also completed allowing the city to take action on the property.</p> <p>The house poses health and safety issues for the surrounding neighbors. Staff is proposing to award the bid for removal of the single family residence.</p> |                                    |                                |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |  |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |  |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |  |



**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Appointments for CDBG application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Staff asks for the City Council to appoint the following CATF members:<br>Denielle DiBiasio<br>Tim Murray<br>Robin Brown<br>Armetta Brown<br>Ruby McCoy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <p>CDBG grants are Federal grants awarded to communities to address improvements in neighborhoods with a designated percent of residents having low to moderate income. The grant application requires that a CATF, appointed by the City Council, provide input to the project. The CATF must consist of a minimum of five city residents with a minimum of 51% being low to moderate income. Staff has obtained the required household income certification form from six city residents of which four (66.7%) qualify as low to moderate income.</p> <p>Staff proposes and requests the City Council appoint the following CATF members:</p> <p>Denielle DiBiasio<br/>Tim Murry<br/>Robin Brown<br/>Armetta Brown<br/>Ruby McCoy<br/>Gladys Carthon</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| 1. CATF Member Forms CATF Member Forms.pdf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |

# City of Clermont

Prepared 04/20/2018 using FFY 2018 HUD Section 8 Income Limits

## CATF MEMBER Household Income Certification Form

|                                                  |  |                                                              |                                            |
|--------------------------------------------------|--|--------------------------------------------------------------|--------------------------------------------|
| Local Government:<br><b>City of Clermont</b>     |  | Street Address:<br><b>201 Mont St<br/>Clermont, FL 34711</b> | Date of Completion:<br><b>May 22, 2018</b> |
| CATF Member's Name:<br><b>Danielle D. Biasio</b> |  | Total number of people living in household:<br><b>4</b>      | Race:<br><b>White</b>                      |

(Circle your total household size and then answer whether total household income is below the dollar amount noted on that line.)

| Household Size<br>(Circle your Household size, then go to the right and mark yes if your household income is below the amount on that line only, mark no if your household income is over that amount) | Income Range<br>6<br>(Moderate - 80%) | Total Household Income<br>Below mark range yes or no for your household size only<br>Yes - My Household income is below that amount<br>No- My Household Income is above that amount |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                      | 0 - \$35,800.00                       | YES NO                                                                                                                                                                              |
| 2                                                                                                                                                                                                      | 0 - \$40,900.00                       | YES NO                                                                                                                                                                              |
| 3                                                                                                                                                                                                      | 0 - \$46,000.00                       | YES NO                                                                                                                                                                              |
| 4                                                                                                                                                                                                      | 0 - \$51,100.00                       | YES NO                                                                                                                                                                              |
| 5                                                                                                                                                                                                      | 0 - \$55,200.00                       | YES NO                                                                                                                                                                              |
| 6                                                                                                                                                                                                      | 0 - \$59,300.00                       | YES NO                                                                                                                                                                              |
| 7                                                                                                                                                                                                      | 0 - \$63,400.00                       | YES NO                                                                                                                                                                              |
| 8                                                                                                                                                                                                      | 0 - \$67,500.00                       | YES NO                                                                                                                                                                              |

1. Do you live in the **City of Clermont City Limits**? Yes ☒ No ☐
2. Are you an Elected Official of the **City of Clermont**? Yes ☐ No ☒
3. Are you an employee of the **City of Clermont**? Yes ☐ No ☒

Certification: I, the undersigned, certify that the information stated in this form is true and accurately reflects my household composition and income data

CATF Member: **Danielle D. Biasio** Date: **May 22, 2018**

# City of Clermont

Prepared 04/20/2018 using FFY 2018 HUD Section 8 Income Limits

## CATF MEMBER Household Income Certification Form

|                                              |  |                                               |                                      |
|----------------------------------------------|--|-----------------------------------------------|--------------------------------------|
| Local Government:<br><b>City of Clermont</b> |  | Street Address:<br>574 E DeSoto St            | Date of Completion:<br>29 April 2018 |
| CATF Member's Name:<br>Timothy Murry         |  | Total number of people living in household: 3 | Race: Black                          |

(Circle your total household size and then answer whether total household income is below the dollar amount noted on that line.)

| Household Size<br>(Circle your Household size, then go to the right<br>and mark yes if your household income is below<br>the amount on that line only, mark no if your<br>household income is over that amount) | 6<br>Income Range<br>(Moderate - 80%) | Total Household Income<br>Below mark range yes or no for your<br>household size only<br>Yes - My Household income is below that<br>amount<br>No- My Household income is above that<br>amount |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                               | 0 - \$35,800.00                       | YES NO                                                                                                                                                                                       |
| 2                                                                                                                                                                                                               | 0 - \$40,900.00                       | YES NO                                                                                                                                                                                       |
| 3                                                                                                                                                                                                               | 0 - \$46,000.00                       | YES NO                                                                                                                                                                                       |
| 4                                                                                                                                                                                                               | 0 - \$51,100.00                       | YES NO                                                                                                                                                                                       |
| 5                                                                                                                                                                                                               | 0 - \$55,200.00                       | YES NO                                                                                                                                                                                       |
| 6                                                                                                                                                                                                               | 0 - \$59,300.00                       | YES NO                                                                                                                                                                                       |
| 7                                                                                                                                                                                                               | 0 - \$63,400.00                       | YES NO                                                                                                                                                                                       |
| 8                                                                                                                                                                                                               | 0 - \$67,500.00                       | YES NO                                                                                                                                                                                       |

1. Do you live in the **City of Clermont City Limits**? Yes ☒ No ☐
2. Are you an Elected Official of the **City of Clermont**? Yes ☐ No ☒
3. Are you an employee of the **City of Clermont**? Yes ☐ No ☒

Certification: I, the undersigned, certify that the information stated in this form is true and accurately reflects my household composition and income data

CATF Member:  Date: 29 April 2018

# City of Clermont

Prepared 04/20/2018 using FFY 2018 HUD Section 8 Income Limits

## CATF MEMBER Household Income Certification Form

|                                              |                                                      |                                      |
|----------------------------------------------|------------------------------------------------------|--------------------------------------|
| Local Government:<br><b>City of Clermont</b> | Street Address: <u>1010 Scott Ave</u>                | Date of Completion: <u>4/30/2018</u> |
| CATF Member's Name: <u>John Brown</u>        | Total number of people living in household: <u>4</u> | Race: <u>Black</u>                   |

(Circle your total household size and then answer whether total household income is below the dollar amount noted on that line.)

| Household Size<br>(Circle your Household size, then go to the right and mark yes if your household income is below the amount on that line only, mark no if your household income is over that amount) | Income Range<br>(Moderate - 80%)<br>6 | Total Household Income<br>Below mark range yes or no for your household size only |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------|----|
|                                                                                                                                                                                                        |                                       | Yes                                                                               | No |
| 1                                                                                                                                                                                                      | 0 - \$35,800.00                       | YES                                                                               | NO |
| 2                                                                                                                                                                                                      | 0 - \$40,900.00                       | YES                                                                               | NO |
| 3                                                                                                                                                                                                      | 0 - \$46,000.00                       | YES                                                                               | NO |
| 4                                                                                                                                                                                                      | 0 - \$51,100.00                       | YES                                                                               | NO |
| 5                                                                                                                                                                                                      | 0 - \$55,200.00                       | YES                                                                               | NO |
| 6                                                                                                                                                                                                      | 0 - \$59,300.00                       | YES                                                                               | NO |
| 7                                                                                                                                                                                                      | 0 - \$63,400.00                       | YES                                                                               | NO |
| 8                                                                                                                                                                                                      | 0 - \$67,500.00                       | YES                                                                               | NO |

- Do you live in the **City of Clermont City Limits**? Yes ☒ No ☐
- Are you an Elected Official of the **City of Clermont**? Yes ☐ No ☒
- Are you an employee of the **City of Clermont**? Yes ☐ No ☒

Certification: I, the undersigned, certify that the information stated in this form is true and accurately reflects my household composition and income data

CATF Member: John Brown Date: 4/30/2018

# City of Clermont

Prepared 04/20/2018 using FFY 2018 HUD Section 8 Income Limits

## CATF MEMBER Household Income Certification Form

|                                              |  |                                                      |                                   |
|----------------------------------------------|--|------------------------------------------------------|-----------------------------------|
| Local Government:<br><b>City of Clermont</b> |  | Street Address: <u>1018 Diston Ave,</u>              | Date of Completion: <u>5-4-18</u> |
| CATF Member's Name: <u>ARLETTA BROWN</u>     |  | Total number of people living in household: <u>2</u> | Race: <u>AFRICAN AMERICAN</u>     |

(Circle your total household size and then answer whether total household income is below the dollar amount noted on that line.)

| Household Size<br>(Circle your Household size, then go to the right and mark yes if your household income is below the amount on that line only, mark no if your household income is over that amount) | 6<br>Income Range<br>(Moderate - 80%) | Total Household Income<br>Below mark range yes or no for your household size only |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------|----|
|                                                                                                                                                                                                        |                                       | Yes                                                                               | No |
| 1                                                                                                                                                                                                      | 0 - \$35,800.00                       | YES                                                                               | NO |
| 2                                                                                                                                                                                                      | 0 - \$40,900.00                       | YES                                                                               | NO |
| 3                                                                                                                                                                                                      | 0 - \$46,000.00                       | YES                                                                               | NO |
| 4                                                                                                                                                                                                      | 0 - \$51,100.00                       | YES                                                                               | NO |
| 5                                                                                                                                                                                                      | 0 - \$55,200.00                       | YES                                                                               | NO |
| 6                                                                                                                                                                                                      | 0 - \$59,300.00                       | YES                                                                               | NO |
| 7                                                                                                                                                                                                      | 0 - \$63,400.00                       | YES                                                                               | NO |
| 8                                                                                                                                                                                                      | 0 - \$67,500.00                       | YES                                                                               | NO |

- Do you live in the **City of Clermont City Limits**? Yes ☒ No ☐
- Are you an Elected Official of the **City of Clermont**? Yes ☐ No ☒
- Are you an employee of the **City of Clermont**? Yes ☐ No ☒

Certification: I, the undersigned, certify that the information stated in this form is true and accurately reflects my household composition and income data

CATF Member: Arletta Brown Date: 5-4-18

# City of Clermont

Prepared 04/20/2018 using FFY 2018 HUD Section 8 Income Limits

## CATF MEMBER Household Income Certification Form

|                                              |  |                                                      |                                   |
|----------------------------------------------|--|------------------------------------------------------|-----------------------------------|
| Local Government:<br><b>City of Clermont</b> |  | Street Address: <u>1020 Johnston</u>                 | Date of Completion: <u>5/7/18</u> |
| CATF Member's Name: <u>Ruby McCoy</u>        |  | Total number of people living in household: <u>3</u> | Race: <u>Black</u>                |

(Circle your total household size and then answer whether total household income is below the dollar amount noted on that line.)

| Household Size<br>(Circle your Household size, then go to the right and mark yes if your household income is below the amount on that line only, mark no if your household income is over that amount) | 6<br>Income Range<br>(Moderate - 80%) | Total Household Income                                  |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------|----|
|                                                                                                                                                                                                        |                                       | Below mark range yes or no for your household size only |    |
| 1                                                                                                                                                                                                      | 0 - \$35,800.00                       | YES                                                     | NO |
| 2                                                                                                                                                                                                      | 0 - \$40,900.00                       | YES                                                     | NO |
| 3                                                                                                                                                                                                      | 0 - \$46,000.00                       | YES                                                     | NO |
| 4                                                                                                                                                                                                      | 0 - \$51,100.00                       | YES                                                     | NO |
| 5                                                                                                                                                                                                      | 0 - \$55,200.00                       | YES                                                     | NO |
| 6                                                                                                                                                                                                      | 0 - \$59,300.00                       | YES                                                     | NO |
| 7                                                                                                                                                                                                      | 0 - \$63,400.00                       | YES                                                     | NO |
| 8                                                                                                                                                                                                      | 0 - \$67,500.00                       | YES                                                     | NO |

- Do you live in the **City of Clermont City Limits**? Yes ☒ No ☐
- Are you an Elected Official of the **City of Clermont**? Yes ☐ No ☒
- Are you an employee of the **City of Clermont**? Yes ☐ No ☒

Certification: I, the undersigned, certify that the information stated in this form is true and accurately reflects my household composition and income data

CATF Member: Ruby McCoy Date: 5/7/18

# City of Clermont

Prepared 04/20/2018 using FFY 2018 HUD Section 8 Income Limits

## CATF MEMBER Household Income Certification Form

|                                              |  |                                                      |                                    |
|----------------------------------------------|--|------------------------------------------------------|------------------------------------|
| Local Government:<br><b>City of Clermont</b> |  | Street Address: <u>791 Montrose</u>                  | Date of Completion: <u>5/21/18</u> |
| CATF Member's Name: <u>Glady's Carthon</u>   |  | Total number of people living in household: <u>3</u> | Race: <u>Blk</u>                   |

(Circle your total household size and then answer whether total household income is below the dollar amount noted on that line.)

| Household Size<br>(Circle your Household size, then go to the right and mark yes if your household income is below the amount on that line only, mark no if your household income is over that amount) | 6<br>Income Range<br>(Moderate - 80%) | Total Household Income<br>Below mark range yes or no for your household size only<br>Yes - My Household income is below that amount<br>No- My Household Income is above that amount |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                      | 0 - \$35,800.00                       | YES NO                                                                                                                                                                              |
| 2                                                                                                                                                                                                      | 0 - \$40,900.00                       | YES NO                                                                                                                                                                              |
| 3                                                                                                                                                                                                      | 0 - \$46,000.00                       | YES NO                                                                                                                                                                              |
| 4                                                                                                                                                                                                      | 0 - \$51,100.00                       | YES NO                                                                                                                                                                              |
| 5                                                                                                                                                                                                      | 0 - \$56,200.00                       | YES NO                                                                                                                                                                              |
| 6                                                                                                                                                                                                      | 0 - \$61,300.00                       | YES NO                                                                                                                                                                              |
| 7                                                                                                                                                                                                      | 0 - \$66,400.00                       | YES NO                                                                                                                                                                              |
| 8                                                                                                                                                                                                      | 0 - \$71,500.00                       | YES NO                                                                                                                                                                              |

1. Do you live in the **City of Clermont City Limits**? Yes ☒ No ☐
2. Are you an Elected Official of the **City of Clermont**? Yes ☐ No ☒
3. Are you an employee of the **City of Clermont**? Yes ☐ No ☒

Certification: I, the undersigned, certify that the information stated in this form is true and accurately reflects my household composition and income data

CATF Member: Glady's Carthon Date: 5/21/18





## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Resolution No. 2018-20R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Request approval of Resolution No. 2018-20R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <p>Resolution No. 2018-20R is proposed to be approved to amend various Building Services and Fire Review Inspection Services fees included in the Comprehensive Fee Schedule, effective July 1, 2018.</p> <p>The Building Services fees proposed to be amended are for change of sub-contractors and re-inspections. In addition, Building Services Life Inspections are proposed to be discontinued and a new addressing fee (pass through to Lake County) is proposed to be added. The Fire Review and Inspection Services fees proposed to be amended are for change of primary contractor, resubmittal of construction plans, fire review alterations/renovations and change of use/occupancy permits. The proposed amended fees were discussed with the City Council at the May 15 workshop.</p> <p>The increase to annual revenues related to these changes is estimated to approximately \$2,100.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| Annual increase to revenues estimated to be approximately \$2,100.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| 1. 2018-20R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2018-20R.doc                       |                                |





*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-20R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING VARIOUS BUILDING SERVICES AND FIRE REVIEW AND INSPECTION SERVICES USER FEES; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Clermont pursuant to its authority as a municipal corporation under the laws of the State of Florida, has the authority to establish and collect fees for planning and zoning, building services, fire review and inspection services, parks and recreation use, police, city clerk and utility billing; and

**WHEREAS**, the adoption of fees as set forth herein, is consistent with Clermont City Code Section 86.112, is in the best interest of the citizens of the City of Clermont and the cost effective, efficient, and appropriate operation of the City.

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

**SECTION 1.**

The City Council does hereby adopt the following amended fees:

Building Services

- |                                      |                    |                    |
|--------------------------------------|--------------------|--------------------|
| • Change of Sub-Contractor           | <del>\$50.00</del> | \$52.00            |
| • <del>Life Safety Inspections</del> | <del>\$59.00</del> |                    |
| • Re-inspections                     | <del>\$90.00</del> | \$105.00           |
| • Addressing Fee                     | n/a                | \$7.50 per Address |

Fire Review and Inspection Services

- |                                       |                                                                                 |                                                                    |
|---------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------|
| • Change of Primary Contractor        | <del>\$52.00</del>                                                              | \$85.00                                                            |
| • Resubmittal of Construction Plans   | <del>\$103.00 for the first 10 pages and \$13.00 for each additional page</del> | \$85.00                                                            |
| • Fire Review Alterations/Renovations | <del>One half of the square foot rate<br/>Commercial<br/>\$82.00 minimum</del>  | One half of the square foot rate<br>Commercial<br>\$150.00 minimum |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-20R**

- Change Use/Occupancy Permit ~~-.013/square foot-~~ \$125.00  
~~With Minimum of~~  
~~\$164.00~~

**SECTION 2.**

Any resolution or ordinance previously adopted by the City Council and in conflict herewith is hereby repealed to the extent of the conflict.

**SECTION 3.**

A copy of this Resolution and the amended Comprehensive Fee Schedule shall be kept on file in the City Clerk's office and made available to the public upon request.

**SECTION 4.**

This Resolution shall take effect July 1, 2018.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-20R**

**DONE AND RESOLVED**, by the City Council of the City of Clermont, Lake County, Florida this 12th day of June, 2018.

**CITY OF CLERMONT**

---

Gail L. Ash, Mayor

ATTEST:

---

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Resolution No. 2018-14R<br><i>King's Car Wash</i><br><i>Table to August 14, 2018</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Recommend denial of a request for a conditional use permit for a carwash at the subject site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <p>The applicant, Aspire Engineering, Inc., is requesting a conditional use permit for an automotive carwash facility in the C-2 General Commercial district. Section 122-224 of the Land Development Code permits this type of use only through a conditional use permit. The property is located at the southeast corner of SR 50 and Oakley Seaver Drive. The property is approximately 1.63 acres in size and is the former PNC Bank site. The existing bank building will be demolished if the carwash is approved, and the site will be redeveloped. The applicant is proposing a 4,860 square foot express tunnel carwash building with self-service outdoor vacuum spaces. The applicant has indicated that the noise producing vacuum equipment will be placed inside of the building to reduce noise outside. Overhead canopies will be installed over the twenty-five (25) vacuum spaces and the pay stations. The project will access from the current access points on SR 50 and Oakley Seaver Drive. The hours of operation will be 7 AM to 7 PM, seven days a week. The applicant has not identified any variance requests and will redevelop the site to meet the City's Architectural Standards and Land Development Code.</p> <p>Staff has reviewed the application in accordance with the Land Development Code and has reviewed the existing carwash facilities within the City. Staff has identified the nearest carwash is located at the next traffic light, approximately ¼ mile to the west, the Mister Carwash facility. Other carwash facilities are also located throughout the SR 50 corridor. The levels of service range from the small basic carwash facility as an accessory use with a convenience/gas station to a larger, more comprehensive facility on an outparcel. These numbers do not include the carwash services offered by the automotive dealerships that are located along SR 50 as well.</p> <p>When evaluating a request for a conditional use permit, Section 86-144 of the Land Development Code requires specific development standards that need to be met. Staff has reviewed the proposed carwash facility with the standards and finds the proposed use does not meet the general criteria for granting the conditional use permit. The areas of concern from the proposed carwash facility are: 1) the intensity and character of the development is not compatible with the surrounding development and the proposed development is usually associated with excessive noise and having high traffic generations 2) the view and aesthetics does not appear to blend in and complement the existing development pattern in the area, and 3) the proposed landscaping does not offer adequate screening of certain aspects of the facility that would appear to be undesirable to the public. The proposed use may be considered undesirable at the particular location. Therefore, staff recommends denial of the request for a conditional use permit for a carwash facility in the C-2 General Commercial zoning district.</p> |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

| Fiscal Impact Summary                             |                                 |                         |
|---------------------------------------------------|---------------------------------|-------------------------|
|                                                   |                                 |                         |
| Fiscal Impact                                     | Fund Number and Description     | Available Budget Amount |
|                                                   |                                 |                         |
| Exhibits Attached (copies of original agreements) |                                 |                         |
| 1. June 5 Continuance                             | June 5 Continuance.pdf          |                         |
| 2. CUP 2018-14R Kings Carwash                     | 2018-14R CUP Kings Carwash.docx |                         |
| 3. Legal Ad Proof                                 | Legal Ad Proof.pdf              |                         |

**John E. Kruse**

---

**From:** Aspire Engineering, Inc. <aspireeng@yahoo.com>  
**Sent:** Monday, June 04, 2018 9:54 PM  
**To:** John E. Kruse  
**Cc:** Ray Caito  
**Subject:** King's Carwash -Clermont --Resolution 2018-14R -Request for Continuance

John:

We request a continuance to our Planning and Zoning Board Meeting (scheduled for June 5th) for the above project. Please continue our meeting to the next date as we are working with the neighbors to resolve some of the issues and our client is getting a land use attorney involved to address some of the City issues.

Thank you and if you have any questions, please call me at 813-610-3246.

Please confirm the receipt of this email.

**Ravi Alur, P.E., LEED AP**  
**Aspire Engineering, Inc.**  
**1023 Professional Park Drive**  
**Brandon, FL 33511**  
**Tel. (813)571-2850**  
**Fax:(813)571-1753**  
**E-mail: aspireeng@yahoo.com**



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-14R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CARWASH FACILITY IN THE C-2 GENERAL COMMERCIAL ZONING 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 June 5, 2018, recommended approval of this Conditional Use Permit to allow for a carwash facility, at the following location:

**LOCATION:**

Southeast corner of SR 50 and Oakley Seaver Drive  
Former PNC Bank Site  
Alternate Key #3800830  
1.63+/- Acres

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 a carwash facility in the C-2 General Commercial zoning district; be granted subject to the following 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 and every condition herein set out.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans,



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-14R**

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. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Should the carwash cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.

**SECTION 2. Land Uses and Specific Conditions:**

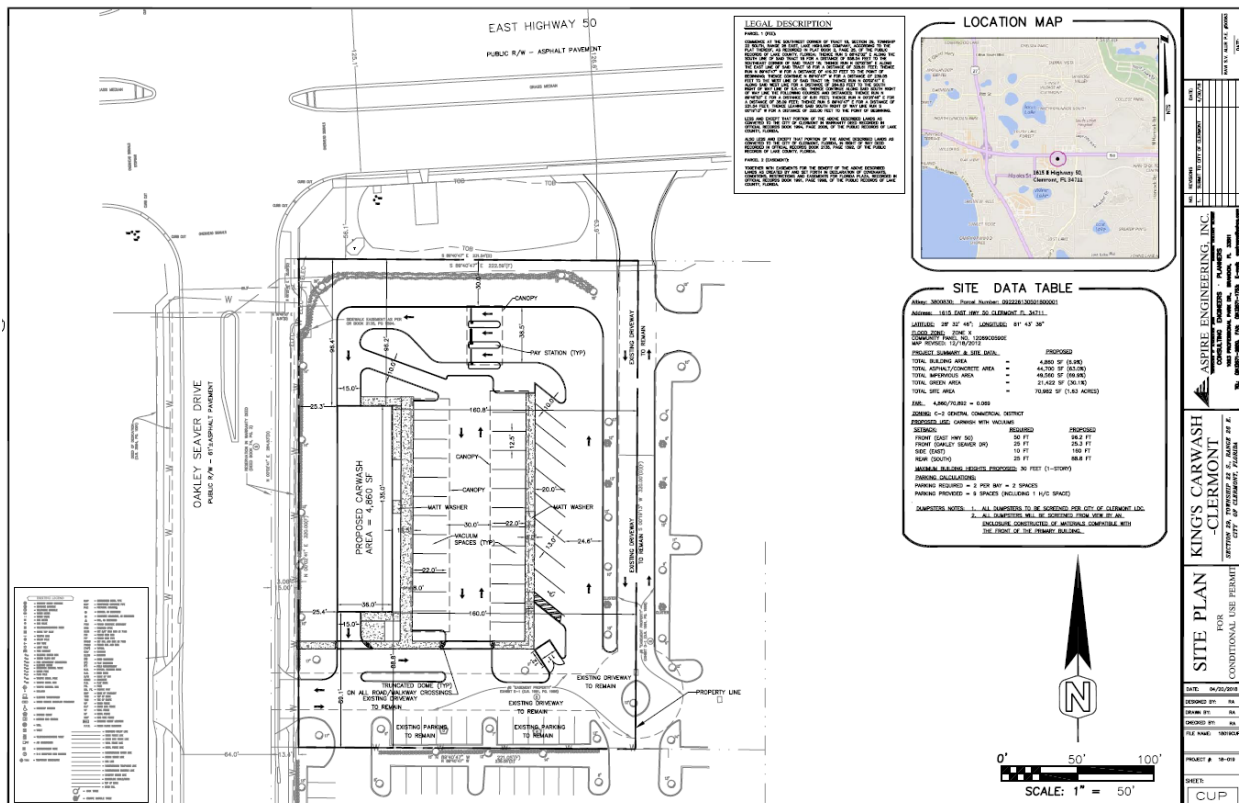
1. This Conditional Use Permit is for a carwash facility with associated vacuum spaces and equipment. The single building shall not exceed 5,000 square feet.
2. The hours of operation will be 7 AM until 7 PM, seven days a week.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-14R**

3. The property shall be developed in substantial accordance with the Site Plan prepared by Aspire Engineering, Inc., dated April 20, 2018. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. 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. The site will be developed to meet the City's Architectural Standards and Land Development Code.
4. The building shall be constructed in a manner that closely resembles the architectural style and elevation as depicted in the King's Car Wash elevation exhibits prepared by Sofarelli & Associates Architecture (SAA), Inc.
5. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.

### **Conceptual Site Plan:**





*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-14R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 12<sup>th</sup> day of June, 2018.

CITY OF CLERMONT

---

Gail L. Ash, Mayor

**ATTEST:**

---

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

# Daily Commercial

## Advertising Receipt

The Daily Commercial  
PO Box 490007  
Leesburg, FL 34749-0007  
Phone: (352) 365-8200  
Fax: (352) 365-1951

CITY OF CLERMONT  
Cristina Andres  
P.O. BOX 120219  
CLERMONT, FL 34712

**Account Number:** 7101866  
**Order Number:** 10076904  
**Phone:** (352) 241-7331  
**Date:** 05/15/18  
**Ad Taker:** liana.rickman

**Ad Classification:** LEGAL NOTICES

| Description                                                                   | Start      | End        | Total           |
|-------------------------------------------------------------------------------|------------|------------|-----------------|
| LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a | 05/29/2018 | 06/05/2018 | <b>\$167.68</b> |

**LEGAL NOTICE**

Ad No: 10076904  
May 29, 2018 &  
June 05, 2018

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an automotive car wash in the C-2 General Commercial zoning district.

**LOCATION**

Southeast corner of SR 50 and  
Oakley Seaver Drive  
Former PNC Bank Site  
Alternate Key #3800830

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, June 5, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 12, 2018 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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

| Payment Info   |                 |
|----------------|-----------------|
| Ad Price       | <b>\$167.68</b> |
| Tax            | <b>\$0.00</b>   |
| Sub Total      | <b>\$167.68</b> |
| Prepaid Amount | <b>\$0.00</b>   |
| Balance Due    | <b>\$167.68</b> |



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Resolution No. 2018-15R<br>242-244 E. Highland Ave.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Recommend approval of Resolution No. 2018-15R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <p>The applicant, is requesting to amend a Conditional Use Permit to allow for a medical and dental office use in the R-3 Residential/Professional zoning district. The property is .32 acres and is located at 242/244 East Highland Avenue. The Land Development Code, Section 122-184 (1) requires a Conditional Use Permit for medical and professional offices in the R-3 zoning district. The subject property was granted a Conditional Use Permit in 2002 (Resolution No 1268) to allow for a professional office use only; any other use, including medical or dental offices, will require another Conditional Use Permit. The proposed site as developed will not require any additional parking as there are 9 spaces on site to cover the 1,800 square foot building. The site is currently a professional office use; with an access point off East Highland Avenue. The medical and dental office use provides a minimum traffic impact because most medical offices usually only see patients with appointments.</p> <p>When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards be met for granting the request. Staff has reviewed the proposed development in accordance with the development standards and finds the proposed use does meet the general criteria for granting the requested Conditional Use Permit. Staff finds the following facts of compliance for the proposed request to amend the Conditional Use Permit to allow for a medical and dental office at this location. 1) The intensity and character of a medical and dental office use is consistent and compatible with the surrounding development patterns and the intent of the R-3 Residential/ Professional zoning district. 2) The proposed use of medical and dental office does not require additional parking per the Land Development Code, Section 98.14. 3) The proposed use of a medical or dental office will comply with the regulations and the conditions specified in the code and will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity. The proposed request to amend the Conditional Use Permit to allow for a medical and dental office use does comply with the intent of the land development code and comprehensive plan. Therefore, staff recommends approval of the request to amend the Conditional Use Permit to allow for a medical and dental office use with the conditions contained in Resolution No. 2018-15R.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |

| Exhibits Attached (copies of original agreements) |                                                  |
|---------------------------------------------------|--------------------------------------------------|
| 1. Final CUP RES 2018-15R                         | Final CUP RES 2018-15R.pdf                       |
| 2. 242 E Highland Avenue Location Map             | 242 E Highland Avenue Location Map.pdf           |
| 3. Exhibit Zoning Map-242-244 E Highland Avenue   | Exhibit Zoning Map-242-244 E Highland Avenue.pdf |
| 4. CUP Application                                | CUP Application.pdf                              |
| 5. Legal AD Proof                                 | Legal AD Proof.pdf                               |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-15R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MEDICAL AND DENTAL PROFESSIONAL OFFICE USE IN R-3 RESIDENTIAL/PROFESSIONAL ZONING 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 June 5, 2018 recommended approval of this Conditional Use Permit to allow for a medical and dental professional office use in the R-3 Residential/Professional Zoning District; at the following location:

**LOCATION:**

242-244 East Highland Ave. Clermont, FL  
(Alt. Key 2666404)

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 a medical and dental professional office use in the R-3 Residential/Professional Zoning District; 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 and every condition herein set out.
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. 2018-15R**

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. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Should the medical and dental office cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-15R**

13. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.

**SECTION 2. Land Use**

1. The property is approved for a Conditional Use Permit to allow a medical and dental professional office use within the R-3 Residential/Professional Zoning District.
2. The site may also be used for any permitted use in the R-3 Residential Zoning District. All uses must adhere to the requirements of the Land Development Code.





*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-15R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 12th day of June, 2018.

CITY OF CLERMONT

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Gail L. Ash, Mayor

**ATTEST:**

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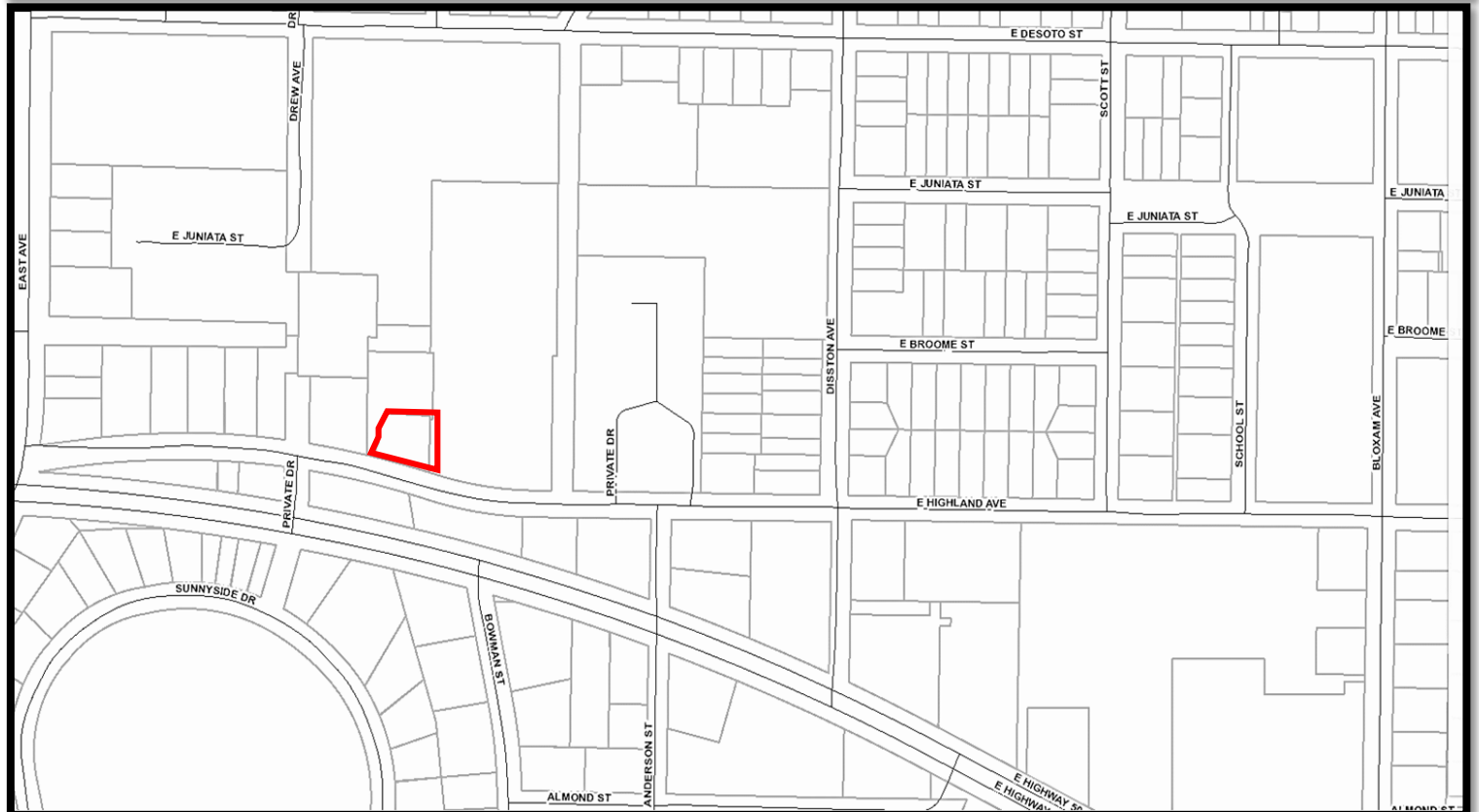
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

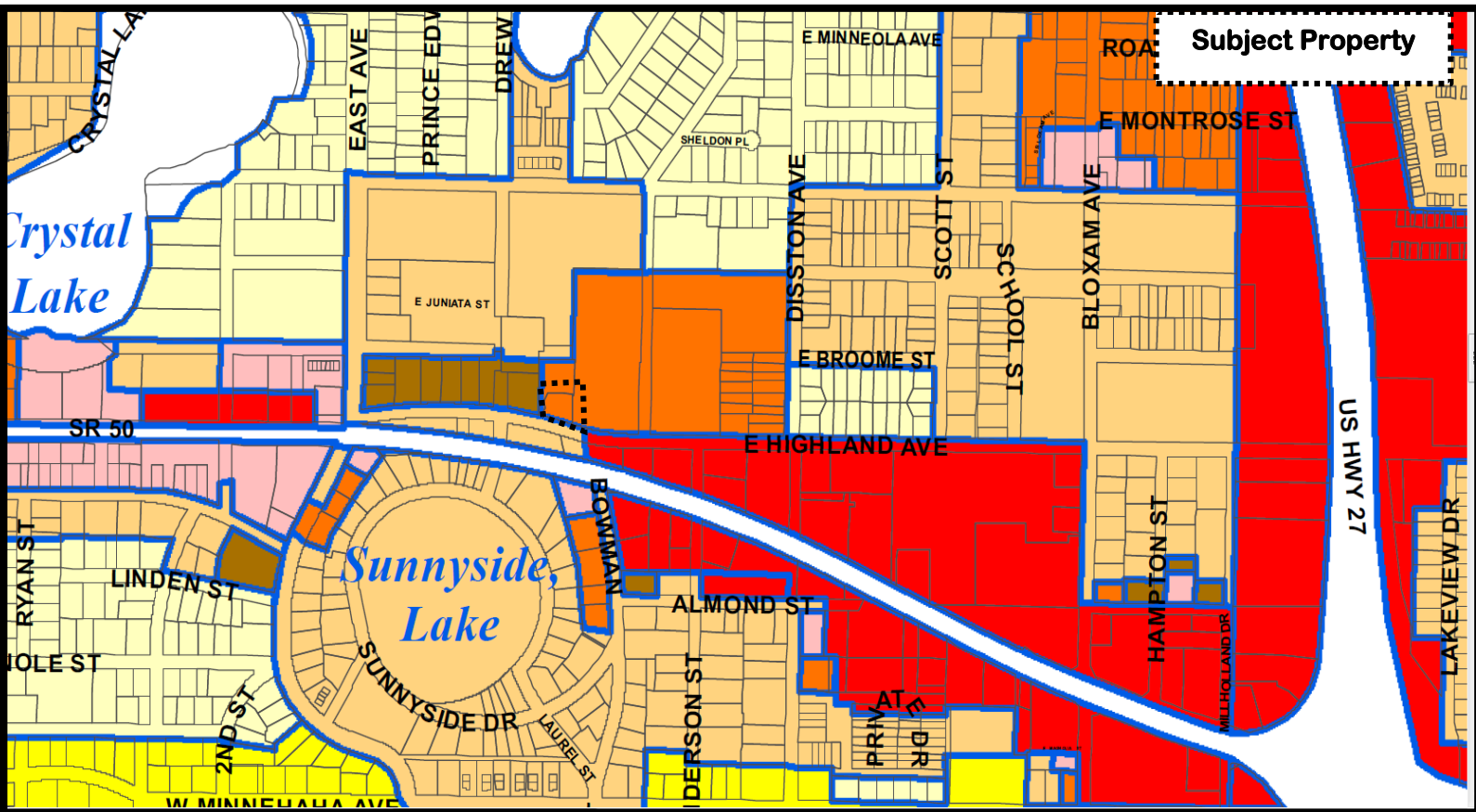
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Daniel F. Mantzaris, City Attorney

# LOCATION MAP



## Exhibit – Zoning Map – 242/244 East Highland Avenue



### Zoning Designations

- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS



PAID

**CONDITIONAL USE PERMIT (CUP)  
APPLICATION**

CUP1805-0003

PAID CK #  
002063

DATE: 5/3/2018

FEE: \$845  
+ cost of advertisement

PROJECT NAME (if applicable): \_\_\_\_\_

APPLICANT: Paul Fallman

CONTACT PERSON: Paul Fallman

Address: 1932 Brantley Circle

City: Clermont State: FL Zip: 34711

Phone: 352-250-7388 Fax: \_\_\_\_\_

E-Mail: fallmandc@gmail.com

OWNER: Christopher P. and Debra J. Fallman

Address: PO Box 121746

City: Clermont State: FL Zip: 34712

Phone: 352-250-7388 Fax: \_\_\_\_\_

Address of Subject Property: 242/244 E. Highland Avenue, Clermont, FL 34711

General Location: \_\_\_\_\_

Legal Description (include copy of survey): Change existing CUP to allow medical and dental office use.

Land Use (City verification required): OFFICE

Zoning (City verification required): R3 Residential Professional



**CITY OF CLERMONT**  
***CONDITIONAL USE PERMIT (CUP)***  
**APPLICATION**  
Page 2

## 242/244 East Highland Avenue



Select Language ▼

## PROPERTY RECORD CARD

## General Information

**Owner Name:** FALLMAN  
CHRISTOPHER P & DEBRA J  
**Alternate Key:** 2666404

**Mailing Address:** PO BOX 121746  
CLERMONT, FL 34712-1746  
[Update Mailing Address](#)

**Parcel Number:** 24-22-25-015000Q01800  
**Millage Group and City:** 000C (CLERMONT)  
**Total Certified Millage Rate:** 17.76  
**Trash/Recycling /Water/Info:** [My Public Services Map](#) ⓘ

**Property Location:** 242 EAST  
HIGHLAND AVE  
CLERMONT FL 34711  
[Update Property Location](#) ⓘ

**Property Name:** —  
[Submit Property Name](#) ⓘ

**Property Description:** **School Locator:** [School and Bus Map](#) ⓘ  
CLERMONT THAT PART OF LOTS 18, 19, 20, BLK Q DESCRIBED AS: |  
FROM NE COR OF LOT 11, BLK Q, RUN S 1DEG 55MIN 58SEC E |  
140.57 FT TO POB, CONT S 1DEG 55MIN 58SEC E 128.66 FT TO |  
N'LY R/W OF HIGHLAND AVE, N 78DEG 39MIN 30SEC W ALONG SAID |  
R/W LINE 143.13 FT, N 20DEG 57MIN 45SEC E 36.78 FT, N 03DEG |  
32MIN 03SEC W 27.93 FT, N 19DEG 58MIN 32SEC E 40.66 FT, E |  
110.67 FT TO POB PB 3 PG 5 |  
ORB 2144 PG 1451, ORB 2173 PG 2252 |

**NOTE:** This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## Land Data

| Line | Land Use                 | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value  |
|------|--------------------------|----------|-------|-------|-----------|------|-------------|-------------|
| 1    | OFFICE 1 STORY<br>(1700) | 0        | 0     |       | 14663     | SF   | \$0.00      | \$87,978.00 |

## Residential Building(s)

## Building 002

Residential Single Family Building Value: \$17,503.00

## Summary

Year Built: 1947 Total Living Area: 716 ⓘ Central A/C: No Attached Garage: No  
Bedrooms: 2 Full Bathrooms: 1 Half Bathrooms: 0 Fireplaces: 0

## Advertising Receipt

CITY OF CLERMONT  
Cristina Andres  
P.O. BOX 120219  
CLERMONT, FL 34712

**Account Number:** 7101866  
**Order Number:** 10076989  
**Phone:** (352) 241-7331  
**Date:** 05/22/18  
**Ad Taker:** liana.rickman

**Ad Classification:** LEGAL NOTICES

| Description                                                                     | Start      | End        | Total    |
|---------------------------------------------------------------------------------|------------|------------|----------|
| LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a l | 05/29/2018 | 06/05/2018 | \$161.84 |

**LEGAL NOTICE** June 05, 2018

Notice is hereby given that the City of Clermont will consider a request to amend a Conditional Use Permit to allow medical and dental office use in the R-3 Residential/Professional Zoning District, at the following location:

**LOCATION**

242/244 E. Highland Avenue  
(Alternate Key - 2666404)

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on, Tuesday, June 5, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 12, 2018 at 6:30pm. In the Clermont City Hall located at 685 West Montrose Street.

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

Ad No: 10076989  
May 29, 2018 &

| Payment Info   |          |
|----------------|----------|
| Ad Price       | \$161.84 |
| Tax            | \$0.00   |
| Sub Total      | \$161.84 |
| Prepaid Amount | \$0.00   |
| Balance Due    | \$161.84 |





## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Resolution No. 2018-16R<br><i>Kings Crossing</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Recommend denial of Resolution No. 2018-16R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p>The applicant, is requesting a Conditional Use Permit to allow for a 5,400 square foot tire store with eight service bays in the Planned Unit Development zoning district. The property was part of the Lost Lake DRI, it was later sold and rezoned to PUD (Ordinance No. 2017-02); with C-1 Light Commercial uses. The Land Development Code, Section 122-204 (12) requires a Conditional Use Permit for any automotive and truck services business in the C-1 zoning district. The subject property is one acre in size and is located at the southeast corner of US Highway 27 and Citrus Tower Boulevard. The project will provide an access point on US Highway 27 that will be shared with the adjoining parcels. The applicant has identified one variance request to allow for a parking deficient of four spaces instead of the 38 spaces required by the Land Development Code, Section 98-14.</p> <p>When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards be met for granting the request. Staff has reviewed the proposed development in accordance with the development standards and finds the proposed use does not meet the general criteria for granting the requested Conditional Use Permit. Staff finds the following areas of concern for the proposed tire store with eight service bays are: 1) the intensity and character of automotive sales and services are a better fit in the C-2 General Commercial zoning district; the intent of the Code for C-1 Light Commercial zoning is to allow for a less intense development such as office, retail and personal services. 2) The proposed development is not consistent and not compatible with the existing development pattern in the area and the intent of the C-1 zoning code, other approved development in the area include professional office, retail and Dunkin Doughnuts, which are classified as less intense developments, that are in character with the surrounding areas. An apartment complex is located 1,000 feet to the west, and a residential single family subdivision is located 1,500 feet to the south. 3) The proposed landscaping does not provide adequate screening of the bay doors and any outside storage of tires and other aspects of the facility that may be undesirable to the public. The proposed use of automotive services will be out of character and does not comply with the intent of the C-1 Light Commercial zoning district at this location. Therefore, staff recommends denial of the request for a Conditional Use Permit for a tire store with eight service bays in the PUD zoning with C-1 Light Commercial permitted uses.</p> |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

| Fiscal Impact                                     | Fund Number and Description                | Available Budget Amount                        |
|---------------------------------------------------|--------------------------------------------|------------------------------------------------|
|                                                   |                                            |                                                |
| Exhibits Attached (copies of original agreements) |                                            |                                                |
| 1.                                                | FINAL CUP RES 2018-16R                     | FINAL CUP RES 2018-16R.pdf                     |
| 2.                                                | Kings Crossing Tire Store Location Map-NEW | Kings Crossing Tire Store Location Map-NEW.pdf |
| 3.                                                | Aerial Map                                 | Aerial Map.pdf                                 |
| 4.                                                | Exhibit - Zoning Map                       | Exhibit - Zoning Map.pdf                       |
| 5.                                                | Preliminary Site Plan                      | Preliminary Site Plan.pdf                      |
| 6.                                                | Preliminary Landscape Plan                 | Preliminary Landscape Plan.pdf                 |
| 7.                                                | Building Elevations                        | Building Elevations.pdf                        |
| 8.                                                | CUP Application                            | CUP Application.pdf                            |
| 9.                                                | Legal Ad                                   | KINGS CROSSING TIRE STORE CUP.pdf              |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-16R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TIRE STORE WITH EIGHT SERVICE BAYS IN THE KINGS CROSSING PLANNED UNIT DEVELOPMENT ZONING DISTRICT.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 5, 2018 recommended denial of this Conditional Use Permit to allow for a tire store with eight service bays, at the following location:

**LOCATION:**

Kings Crossing Tire Store  
Vacant parcel located at the southeast corner of Citrus Tower Blvd and Highway 27  
(Alternate Key - 1707307)

**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 applicant has applied for a Conditional Use Permit to allow a tire store and tire service facility in the Planned Unit Development Zoning District, the subject parcel is part of the Kings Crossing Planned Unit Development Master Plan;

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 a tire store with eight service bays in the Planned Unit Development zoning district, be granted subject to the following 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 and every condition herein set out.
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. 2018-16R**

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. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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. 2018-16R**

**SECTION 2. Land Uses and Specific Conditions:**

1. This Conditional Use Permit is for a 5,400 square feet tire store with eight (8) service bays located in the Kings Crossing Planned Unit Development Master Plan (Ordinance No. 2017-02). The PUD allows C-1 Light Commercial uses.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Native Engineering. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. 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. The site will be developed to meet the City's Architectural Standards and Land Development Code.
3. The site may also be used for any permitted use in the C-1 Light Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage of any tires will be allowed. Any tire storage shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. All service bays shall be designed not to face US Highway 27. Automotive service areas shall be completely screened from public view and public streets with walls and landscaping. No outside auto service operations shall be permitted.





*CITY OF CLERMONT*  
**RESOLUTION NO. 2018-16R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 12th day of June, 2018.

CITY OF CLERMONT

---

Gail L. Ash, Mayor

**ATTEST:**

---

Tracy Ackroyd Howe, City Clerk

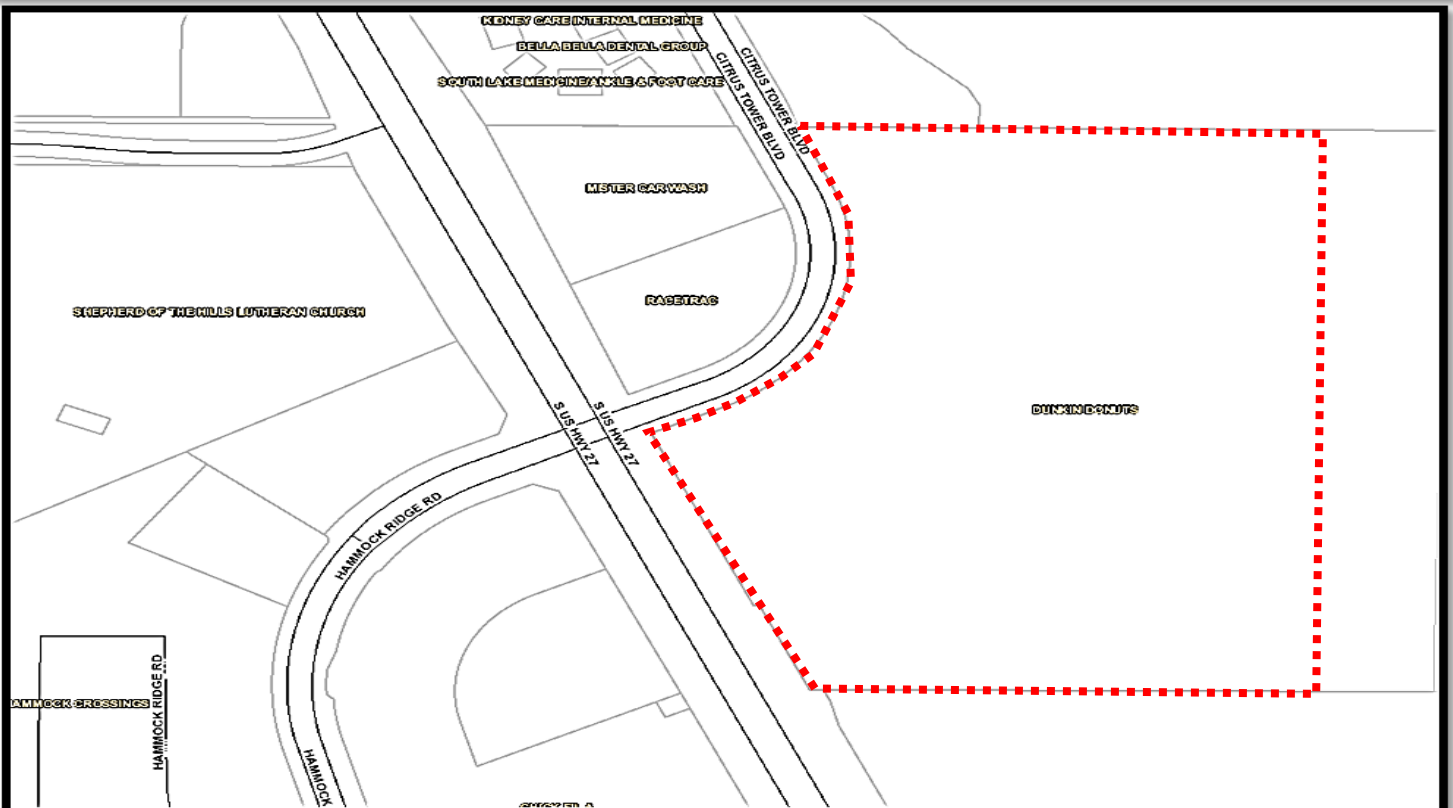
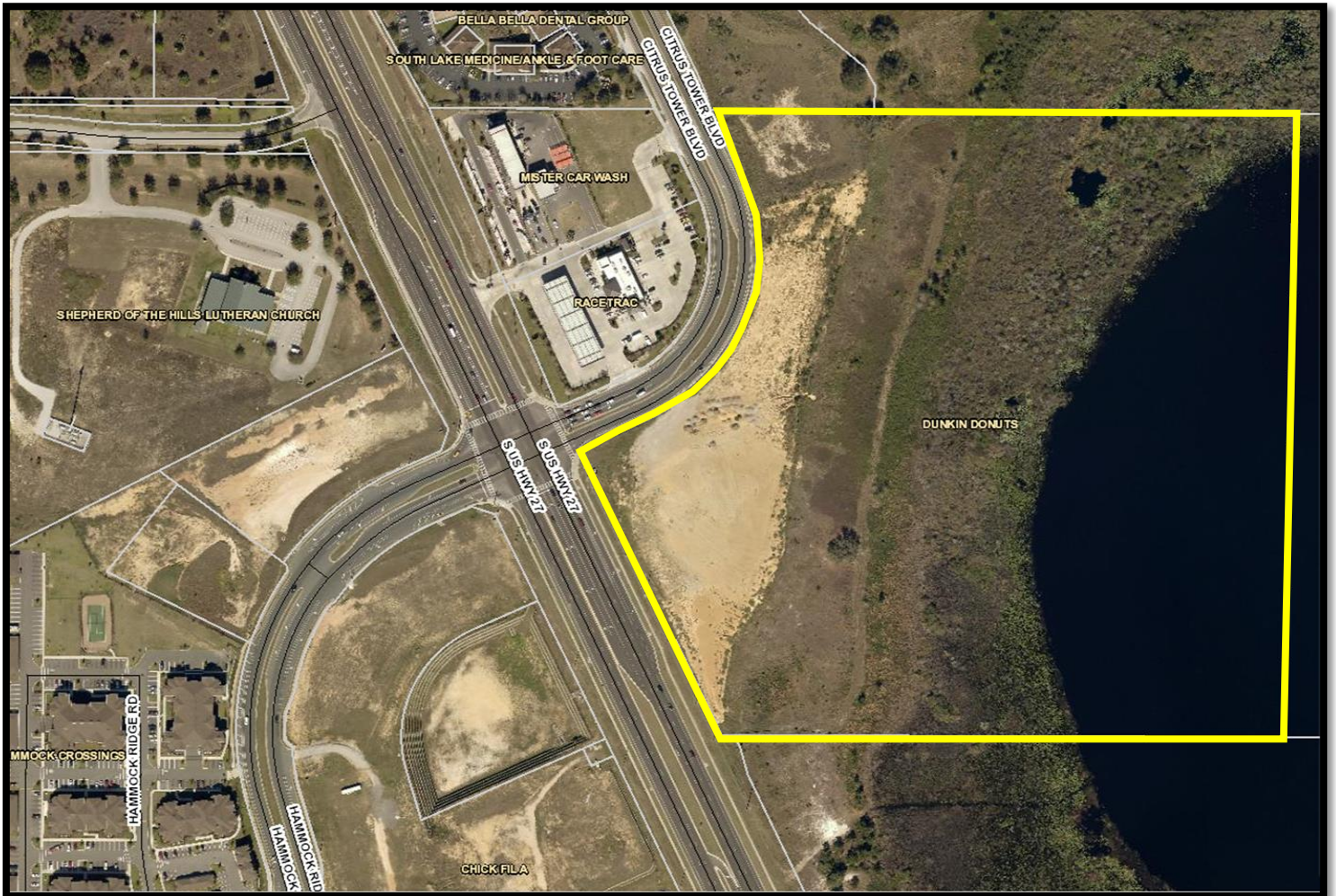
Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney



# Kings Crossing Tire Store





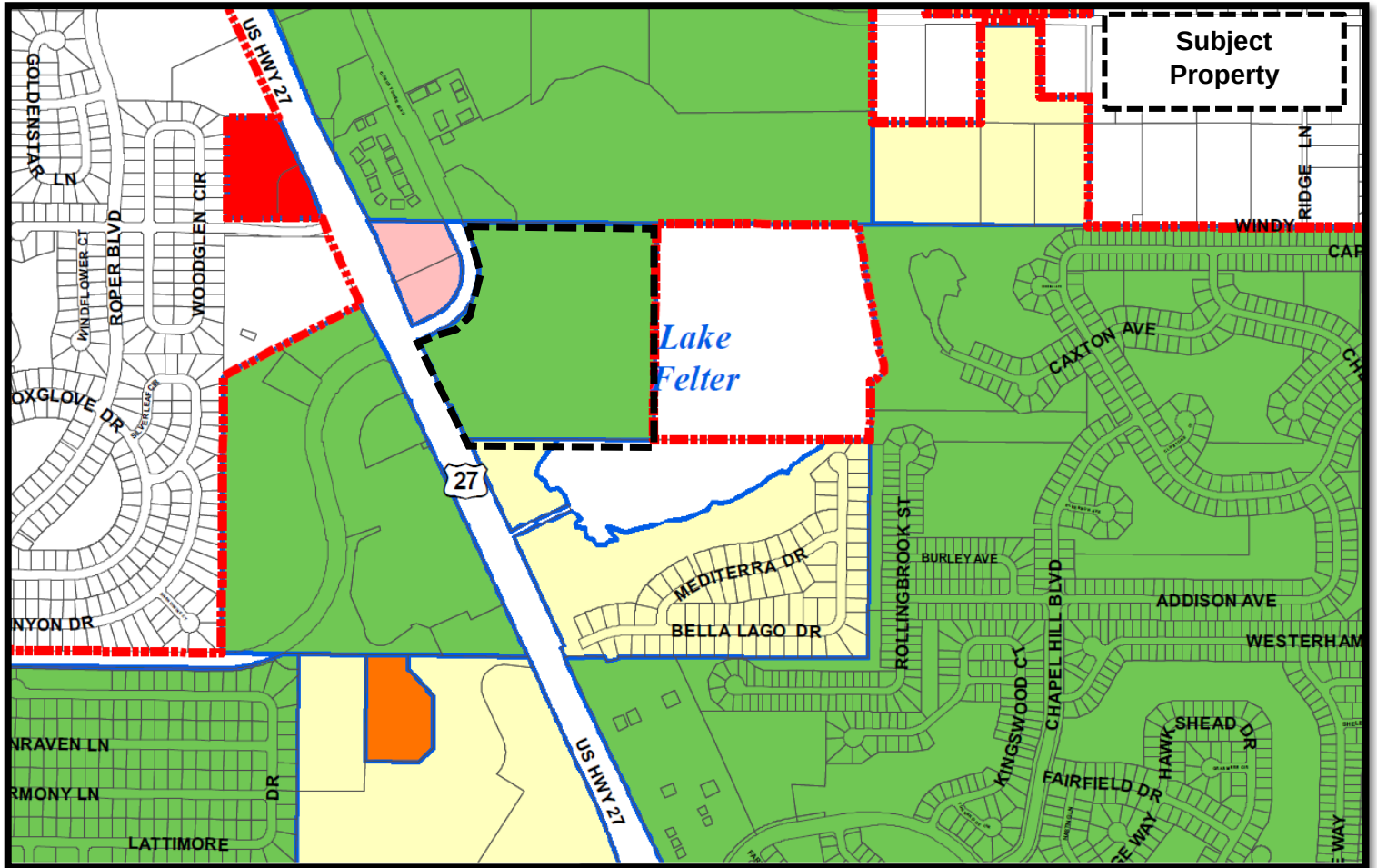
\\MESERVER\Server\Native Engineering\Clania\Amprop\Projects\Clermont Kings Crossings - Lot 2\Drawings\Exhibits\Aerial Map Exhibit.dwg - Apr 30, 2018 @ 4:58pm



|                                                |                       |                                                                                                                                   |                                                                                                       |                                                                                                        |                                                                                                             |                      |
|------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------|
| SHEET NUMBER<br><b>EX</b><br>S-T-R<br>05-23-26 | AERIAL MAP<br>EXHIBIT | TIRE STORE @ CLERMONT KINGS CROSSING<br>FOR<br>AMPROP VENTURES, LLC<br>4201 WEST CYPRESS STREET<br>TAMPA, FL 33607 (813) 854-2211 | <br>www.amprop.com | <br>engineering,plc | P.O. BOX 2865<br>LAND O' LAKES, FL 34639<br>(813) 412-3210<br>CERTIFICATE OF<br>AUTHORIZATION NUMBER: 28758 | REVISIONS            |
|                                                |                       |                                                                                                                                   |                                                                                                       |                                                                                                        |                                                                                                             | NO. DATE DESCRIPTION |



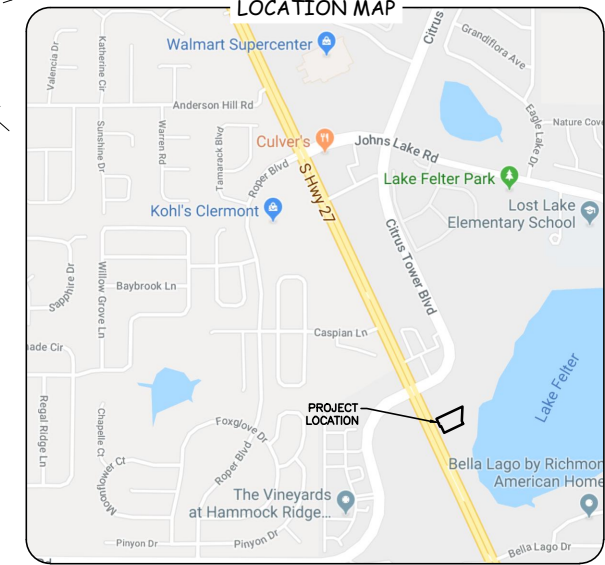
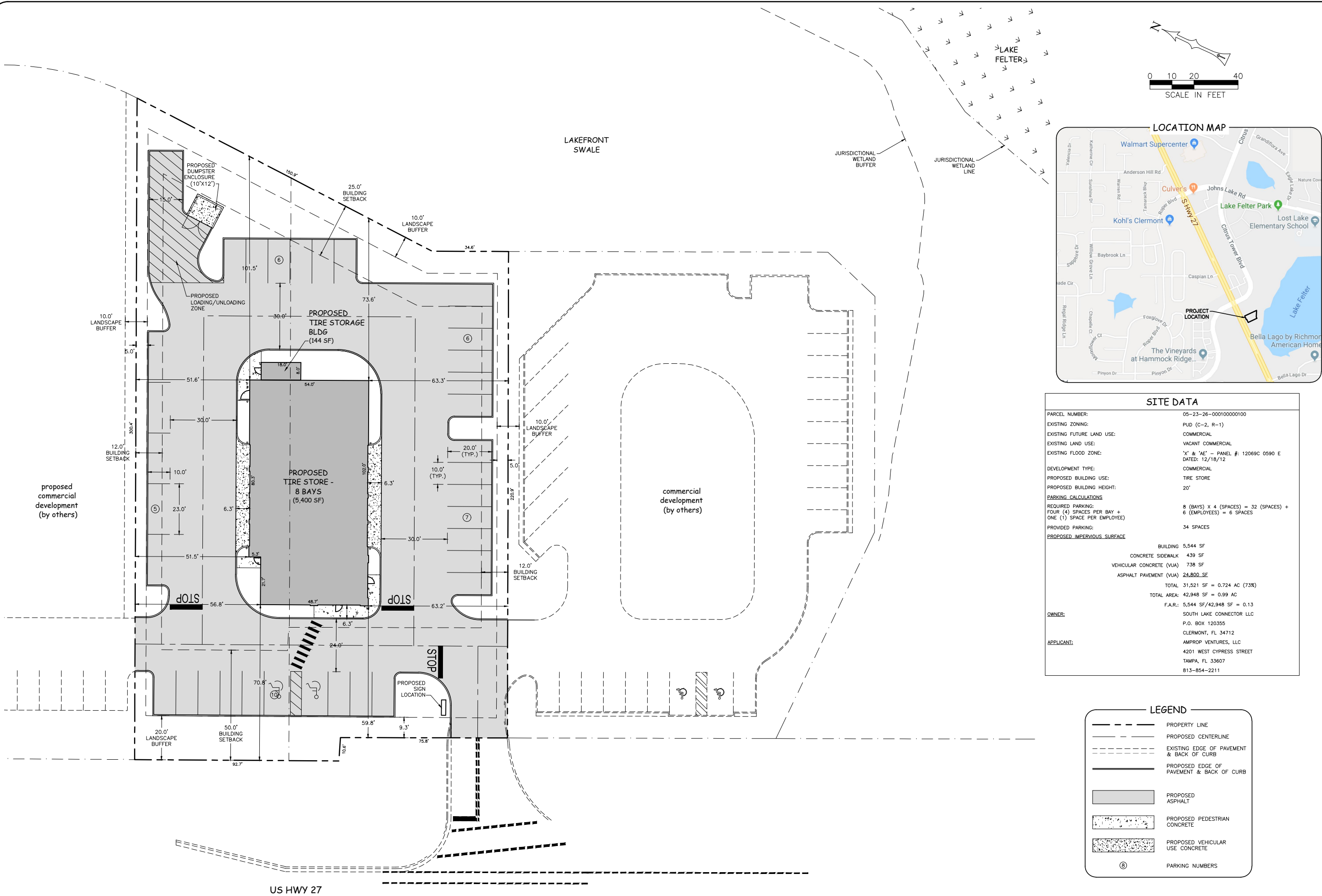
## Exhibit – Zoning Map – Kings Crossing Tire Store



### Zoning Designations

|  |                                                       |
|--|-------------------------------------------------------|
|  | UT URBAN TRANSITION DISTRICT                          |
|  | UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT      |
|  | R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT  |
|  | R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT |
|  | R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT               |
|  | R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT               |
|  | R-3 RESIDENTIAL/PROFESSIONAL DISTRICT                 |
|  | O-1 OFFICE DISTRICT                                   |
|  | C-1 LIGHT COMMERCIAL DISTRICT                         |
|  | C-2 GENERAL COMMERCIAL DISTRICT                       |
|  | CBD CENTRAL BUSINESS DISTRICT                         |
|  | M-1 INDUSTRIAL DISTRICT                               |
|  | CD COMMERCE DISTRICT                                  |
|  | PR PARKS AND RECREATION DISTRICT                      |
|  | PUD PLANNED UNIT DEVELOPMENT                          |
|  | AREAS NOT WITHIN THE CITY LIMITS                      |

F:\Google Drive\Native Engineering\Clients\Amprop\Projects\Clermont Kings Crossings - Lot 2\Drawings\PS\Preliminary Site Plan.dwg - Apr 30, 2018 @ 11:47pm



| SITE DATA                   |                                                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------|
| PARCEL NUMBER:              | 05-23-26-0001000000100                                                                           |
| EXISTING ZONING:            | PUD (C-2, R-1)                                                                                   |
| EXISTING FUTURE LAND USE:   | COMMERCIAL                                                                                       |
| EXISTING LAND USE:          | VACANT COMMERCIAL                                                                                |
| EXISTING FLOOD ZONE:        | 'X' & 'AE' - PANEL #: 12069C 0590 E<br>DATED: 12/18/12                                           |
| DEVELOPMENT TYPE:           | COMMERCIAL                                                                                       |
| PROPOSED BUILDING USE:      | TIRE STORE                                                                                       |
| PROPOSED BUILDING HEIGHT:   | 20'                                                                                              |
| PARKING CALCULATIONS        |                                                                                                  |
| REQUIRED PARKING:           | 8 (BAYS) X 4 (SPACES) = 32 (SPACES) +<br>FOUR (4) SPACES PER BAY +<br>ONE (1) SPACE PER EMPLOYEE |
| PROVIDED PARKING:           | 34 SPACES                                                                                        |
| PROPOSED IMPERVIOUS SURFACE |                                                                                                  |
| BUILDING                    | 5,544 SF                                                                                         |
| CONCRETE SIDEWALK           | 439 SF                                                                                           |
| VEHICULAR CONCRETE (VUA)    | 738 SF                                                                                           |
| ASPHALT PAVEMENT (VUA)      | 24,800 SF                                                                                        |
| TOTAL                       | 31,521 SF = 0.724 AC (73%)                                                                       |
| TOTAL AREA:                 | 42,948 SF = 0.99 AC                                                                              |
| F.A.R.:                     | 5,544 SF/42,948 SF = 0.13                                                                        |
| OWNER:                      |                                                                                                  |
| SOUTH LAKE CONNECTOR LLC    |                                                                                                  |
| P.O. BOX 120355             |                                                                                                  |
| CLERMONT, FL 34712          |                                                                                                  |
| APPLICANT:                  |                                                                                                  |
| AMPROP VENTURES, LLC        |                                                                                                  |
| 4201 WEST CYPRESS STREET    |                                                                                                  |
| TAMPA, FL 33607             |                                                                                                  |
| 813-854-2211                |                                                                                                  |

| LEGEND |                                          |
|--------|------------------------------------------|
|        | PROPERTY LINE                            |
|        | PROPOSED CENTERLINE                      |
|        | EXISTING EDGE OF PAVEMENT & BACK OF CURB |
|        | PROPOSED EDGE OF PAVEMENT & BACK OF CURB |
|        | PROPOSED ASPHALT                         |
|        | PROPOSED PEDESTRIAN CONCRETE             |
|        | PROPOSED VEHICULAR USE CONCRETE          |
|        | PARKING NUMBERS                          |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

P.O. BOX 2995  
LAND O' LAKES, FL 34639  
(813) 412-3210  
CERTIFICATE OF  
AUTHORIZATION NUMBER: 28759

NATIVE  
engineering,pllc

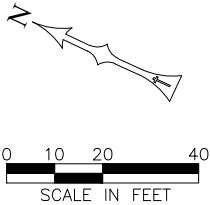
AMPROP  
www.amprop.com

TIRE STORE @ CLERMONT KINGS CROSSING - LOT 2

FOR  
AMPROP VENTURES, LLC  
4201 WEST CYPRESS STREET  
TAMPA, FL 33607 (813) 854-2211

PRELIMINARY  
SITE  
PLAN

SHEET NUMBER  
C5  
S-T-R  
05-23-26

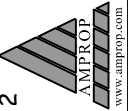


### VUA LANDSCAPING REQUIREMENT

| MATERIALS SCHEDULE |      |             |                   |                               |                                                     |              |     |
|--------------------|------|-------------|-------------------|-------------------------------|-----------------------------------------------------|--------------|-----|
| SYMBOL             | QTY. | COMMON NAME | BOTANICAL NAME    | SIZE                          | NATIVE                                              | DROUGHT TOL. |     |
| TREES              |      |             |                   |                               |                                                     |              |     |
|                    | QVI  | 22          | Live Oak          | Quercus virginiana            | 12' HT 3" CAL                                       | Yes          | Yes |
|                    | MGR  | 3           | Southern Magnolia | Magnolia grandiflora          | 12' HT 3" CAL                                       | Yes          | Yes |
|                    | CFL  | 5           | Flowering Dogwood | Cornus florida                | 8' HT 2" CAL                                        | Yes          | Yes |
|                    | LIN  | 8           | Crape Myrtle      | Lagerstroemia indica          | 8' MULTI TRUNK<br>3 TRUNK MIN.<br>1" CAL. PER TRUNK | Yes          | Yes |
| SHRUBS             |      |             |                   |                               |                                                     |              |     |
|                    | SRE  | 47          | Saw Palmetto      | Serenoa repens                | MIN 36" TALL<br>MIN 7 GAL<br>30" O.C.               | Yes          | Yes |
|                    | VOD  | 208         | Sweet Viburnum    | Viburnum odoratissimum        | MIN 36" TALL<br>MIN 7 GAL<br>30" O.C.               | Yes          | Yes |
|                    | ICO  | 158         | Burford Holly     | Ilex cornuta burfordii 'nana' | MIN 24" TALL<br>MIN 7 GAL<br>30" O.C.               | No           | Yes |
|                    | EPU  | 90          | Silverthorn       | Elaeagnus pungens             | MIN 36" TALL<br>MIN 7 GAL<br>30" O.C.               | No           | Yes |
| GROUND COVER       |      |             |                   |                               |                                                     |              |     |
|                    | JCO  | 262         | Shore Juniper     | Juniperus conferta            | 1 GAL MIN<br>18" O.C.                               | No           | Yes |

| REVISIONS |      |             |
|-----------|------|-------------|
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
| NO.       | DATE | DESCRIPTION |

**NATIVE**   
engineering,pllc



FOR  
**AMPROP VENTURES, LLC**  
 4201 WEST CYPRESS STREET  
 TAMPA, FL 33607 (813) 854-2211

# PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

**L1**

S-T-R  
05-23-26



**CITY OF CLERMONT**  
**VARIANCE**  
**Application**

DATE: 4-27-18

FEE: \$600.00

PROJECT NAME (if applicable): GOVERNOR'S LAKE - LOT 2

APPLICANT: AMPROP VENTURES, LLC

CONTACT PERSON: ERIC SCHOESSLER

Address: 4201 W CYPRESS ST.

City: TAMPA State: FL Zip: 33607

Phone: 813-854-2211 Fax: \_\_\_\_\_

E-Mail: ERIC@AMPROP.COM

OWNER: SOUTH LAKE CONNECTOR, LLC

Address: P.O. BOX 120355

City: CLERMONT State: FL Zip: 34712

Phone: 407-947-6037 Fax: \_\_\_\_\_

Address of Subject Property: TBD

General Location: ALONG EAST SIDE OF US HWY 27,  
APPROXIMATELY 200' SOUTH OF CITRUS  
TOWER BLVD.

Legal Description (include copy of survey): REFER TO ATTACHED

Land Use (City verification required): VACANT COMMERCIAL (FLU = COMMERCIAL)



Zoning (City verification required): PUD (C-2, R-1)

CITY OF CLERMONT

VARIANCE

Application

Page 2

Answers to the following questions are required to complete this application.

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

SEC. 98-14.(a)

What are you proposing to do that would require a variance and why?

DECREASE THE TOTAL REQUIRED PARKING SPACES FROM 38 TO 34.

How does the Code create a hardship?

THE CODE REQUIRES AN EXCESSIVE AMOUNT OF PARKING SPACES. TYPICALLY, THESE BUILDINGS REQUIRE 18 TOTAL PARKING SPACES. WE CAN ONLY FIT 34 PARKING SPACES ON-SITE.

\*\*\*\*\* The following justifications must be completed \*\*\*\*\*

for any variance requested:

Variance requested – subject and code section: WE REQUEST A VARIANCE TO CODE SECTION 98-14(a) TO REDUCE THE TOTAL AMOUNT OF PARKING REQUIRED FROM 38 SPACES TO 34 SPACES.

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

THE SUBJECT SITE IS PART OF A COMMERCIAL SUBDIVISION AND IS NOT IMMEDIATELY ADJACENT TO RESIDENTIAL. THIS IS NOT A QUICK LUBE WHERE VEHICLES

STACK UP WAITING FOR THE NEXT BAY TO OPEN.

REDUCING THE TOTAL PARKING SPACES BY 4 TOTAL WILL NOT ADVERSELY AFFECT THE TRAFFIC IN THE SURROUNDING AREAS. MOST STORES CURRENTLY ACROSS CENTRAL FLORIDA PROVIDE BETWEEN 18 & 28 PARKING SPACES WITHOUT AN ISSUE.



(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

THE SITE EXISTS WITHIN A PUD ZONING ALLOWING C-2 USES WHICH ALLOWS AUTOMOTIVE REPAIR WITH A CONDITIONAL USE PERMIT (CONCURRENTLY SUBMITTED FOR.)

**CITY OF CLERMONT**

**VARIANCE**

**Application**

**Page 3**

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

OTHER THAN CONCURRENTLY SUBMITTING FOR A C.U.P. TO ALLOW FOR AUTOMOTIVE REPAIR WE DO NOT PROPOSE ANY OTHER VARIANCES - WE SHOULD BE ABLE TO MEET ALL OTHER CITY CODE REQUIREMENTS EXCEPT FOR PARKING.

(4) The granting of the variance is consistent with the city's comprehensive plan; and

THE FUTURE LAND USE FOR THE SUBJECT PROPERTY IS "COMMERCIAL" AND WE PROPOSE A COMMERCIAL USE.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

IF THE VARIANCE WAS DENIED, THIS REPAIR SHOP COULD NOT BE DEVELOPED ON-SITE. WE PROPOSE ALL THE PARKING WE COULD POSSIBLY FIT WHICH IS 4 PARKING SPACES SHORT OF THE CODE - REQUIRED PARKING.



**CITY OF CLERMONT**  
**VARIANCE**  
**Application**  
**Page 4**

ERIC SCHOESSLER

Applicant Name (print)

x

A handwritten signature in blue ink, appearing to be 'Eric Schoessler', written over a horizontal line.

Applicant Name (signature)

MICHAEL LANGLEY

Owner Name (print)

x

A handwritten signature in blue ink, appearing to be 'Michael R. Langley', written over a horizontal line. To the right of the signature are the initials 'MM'.

Owner Name (signature)

**\*\*\*\*\* NOTICE \*\*\*\*\***

**IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.**

**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

**ARTICLE IV. VARIANCES**

**Sec. 86-171. Permitted variances; exclusions.**

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,





**CONDITIONAL USE PERMIT (CUP)  
APPLICATION**

DATE: 4-27-18

FEE: \$845  
+ cost of advertisement

PROJECT NAME (if applicable): GOVERNOR'S LAKE - LOT 2

APPLICANT: AMPROP VENTURES, LLC

CONTACT PERSON: ERIC SCHOESSLER

Address: 4201 W CYPRESS ST.

City: TAMPA State: FL Zip: 33607

Phone: 813-854-2211 Fax: \_\_\_\_\_

E-Mail: ERIC@AMPROP.COM

OWNER: SOUTH LAKE CONNECTOR, LLC

Address: P.O. BOX 120355

City: CLERMONT State: FL Zip: 34712

Phone: 907-947-6037 Fax: \_\_\_\_\_

Address of Subject Property: TBD

General Location: ALONG EAST SIDE OF US HWY 27,  
APPROXIMATELY 200' SOUTH OF CITRUS  
TOWER BLVD.

Legal Description (include copy of survey): REFER TO ATTACHED

Land Use (City verification required): VACANT COMMERCIAL (FLU = COMMERCIAL)

Zoning (City verification required): PUD (C-2, R-1)



**CITY OF CLERMONT**  
**CONDITIONAL USE PERMIT (CUP)**  
**APPLICATION**

Page 2

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

WE PROPOSE AN 8 BAY TIRE STORE WITH 34  
PARKING SPACES AND ASSOCIATED DRIVE AISLES.  
DRAINAGE IS PROPOSED OFF-SITE BY OTHERS. TIRE  
STORE USE IS ALLOWED WITH CONDITIONAL USE  
PERMIT APPROVAL. THE SUBJECT SITE IS 1.0 ACRE  
IN SIZE MOL AND THE PROPOSED BLDG IS 5,400 SF  
W/ AN ADDITIONAL DETACHED 144 SF TIRE STORAGE  
BLDG. PER CITY CODE, THE MINIMUM PARKING  
REQUIRED IS 38 SPACES (8 BAYS X 4 SPACES/BAY +  
6 EMPLOYEES X 1 SPACES/EMPLOYEE). WE ARE  
ALSO REQUESTING A VARIANCE TO REDUCE THE  
REQUIRED PARKING FROM 38 TO 34.

ERIC SCHOESSLER

Applicant Name (print)

X

Applicant Name (signature)

MICHAEL LANGLEY

Owner Name (print)

X

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. 34712-021 9  
(352) 394-4083 Fax: (352) 394-3542

## Advertising Receipt

The Daily Commercial  
PO Box 490007  
Leesburg, FL 34749-0007  
Phone: (352) 365-8200  
Fax: (352) 365-1951

CITY OF CLERMONT  
Cristina Andres  
P.O. BOX 120219  
CLERMONT, FL 34712

**Account Number:** 7101866  
**Order Number:** 10076938  
**Phone:** (352) 241-7331  
**Date:** 05/16/18  
**Ad Taker:** liana.rickman

**Ad Classification:** LEGAL NOTICES

| Description                                                                   | Start      | End        | Total           |
|-------------------------------------------------------------------------------|------------|------------|-----------------|
| LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a | 05/29/2018 | 06/05/2018 | <b>\$167.68</b> |

**LEGAL NOTICE**

Ad No: 10076938  
May 29, 2018 &  
June 05, 2018

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a tire store with eight service bays in the Planned Unit Development Zoning District, at the following location:

**LOCATION**

Vacant parcel at the southeast corner of Citrus Tower Blvd and US Highway 27  
(Alternate Key - 1707307)

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on, Tuesday, June 5, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 12, 2018 at 6:30pm. In the Clermont City Hall located at 685 West Montrose Street.

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 needing assistance to participate in any of these proceedings should contact the City Clerk's office at 352-241-7330, 48 hours in advance of the public hearing.

Tracy Ackroyd Howe, MMC  
City Clerk

| Payment Info   |                 |
|----------------|-----------------|
| Ad Price       | <b>\$167.68</b> |
| Tax            | <b>\$0.00</b>   |
| Sub Total      | <b>\$167.68</b> |
| Prepaid Amount | <b>\$0.00</b>   |
| Balance Due    | <b>\$167.68</b> |



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |  |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |  |
| Variance Request<br><i>Kings Crossing</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |  |
| Recommend denial of the variance request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |  |
| <p>The applicant, is requesting a variance to allow for a reduction of four parking spaces instead of the number as required by the Land Development Code, Section 98-14. The vacant parcel is zoned Planned Unit Development with C-1 Light Commercial uses. The subject property is located at the southeast corner of US Highway 27 and Citrus Tower Boulevard. The applicant is proposing construction of a 5,400 square feet tire store with eight service bays. The Land Development Code requires 38 parking spaces for this development, the applicant is proposing 34 parking spaces, which will leave a parking deficient of four spaces. In addition to the requested variance, the applicant is also requesting a Conditional Use Permit that will be heard concurrently with the requested variance.</p> <p>The intent of the Land Development Code, Section 98-14 is to ensure and implement an efficient, safe and balanced traffic management and circulation system that provide ample parking for local businesses and patrons. Staff has reviewed the proposed development in accordance with City Code Section, 86-174 Review Criteria and Findings, based on the fact finding compliance of the requirements for granting a variance. The proposed site is currently vacant, the applicant may develop the property with a smaller footprint or reduce the number of service bays to the building, which may require less parking, therefore, the proposed development may not require a variance. The subject property current zoning is Planned Unit Development (PUD) with C-1 Light Commercial permitted uses. The intent of the Code for the C-1 Light Commercial Zoning District is to allow light commercial, office and retail uses that are less intense and compatible with other properties in the same zoning district.</p> <p>Section 86-174 of the Land Development Code requires a positive finding on Review Criteria and Findings in order to grant a variance, and staff believes that four of the five do not meet a positive finding. Therefore, staff recommends denial of the variance request to the Land Development Code.</p> |                                    |                                |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |  |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |  |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |  |
| 1. Section 86-174 Review Criteria-Kings Crossing Tire Section 86-174 Review Criteria-Kings Crossing Tire                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |  |

|    |                                            |                                                |
|----|--------------------------------------------|------------------------------------------------|
|    | Store                                      | Store.pdf                                      |
| 2. | Kings Crossing Tire Store Location Map-NEW | Kings Crossing Tire Store Location Map-NEW.pdf |
| 3. | Preliminary Site Plan                      | Preliminary Site Plan.pdf                      |
| 4. | Building Elevations                        | Building Elevations.pdf                        |
| 5. | Variance Application                       | Variance Application.pdf                       |
| 6. | Variance Legal AD                          | KINGS CROSSING TIRE STORE VARIANCE.PDF         |

## **Kings Crossings Tire Store Variance**

### **The requirements for a variance are as follows:**

***“Sec. 86-174, Review Criteria and Finding.*** When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

#### ***FINDINGS:***

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;  
*Applicant response: The subject site is part of a commercial subdivision and is not immediately adjacent to residential. This is not a Quick Lube where vehicles stack up waiting for the next bay to open. Reducing the parking spaces by 4 total will not adversely affect the traffic in the surrounding areas. Most stores currently across Central Florida provide between 18 & 28 parking spaces without an issue.*

*Staff comments: The subject property is located within the Kings Crossing Planned Unit Development Master Plan that was rezoned from C-1 Light Commercial to PUD (Ordinance No. 2017-02) to allow C-1 Light Commercial uses. The PUD was approved to allow some development flexibility for the subject property. Automotive services and sales are permitted with a Conditional Use Permit in the C-2 General Commercial Zoning District. Automotive sales and services are considered a more intense commercial use; therefore, the proposed use is not consistent and compatible with the intent of the C-1 Light Commercial Zoning District.*

#### **Negative finding**

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;  
*Applicant response: The site exists within a PUD Zoning allowing C-2 uses which allow automotive repair with a Conditional Use Permit (Application Submitted Concurrently)*

*Staff comments: The subject property current zoning is Planned Unit Development (PUD) with C-1 Light Commercial permitted uses. The intent of the Code for the C-1 Light Commercial Zoning District is to allow light commercial, office and retail uses that are not too intense and compatible with other properties in the same zoning district.*

#### **Negative finding**

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;  
*Applicant response: Other than concurrently submitting for a Conditional Use Permit to allow for automotive repair, we do not propose any other variances. We should be able to meet all other City Code requirements except for parking.*

*Staff comments: The subject parcel is zoned to allow (PUD) C-1 Light Commercial permitted uses, the proposed tire store and services is usually defined as a heavy/intense commercial use that would be a better fit in the C-2 General Commercial zoning district. The applicant may develop the site with a smaller footprint or reduce the number of service bays to the building; therefore, a parking variance may not be required.*

#### **Negative finding**

- (4) The granting of the variance is consistent with the city's comprehensive plan;  
*Applicant response: The Future Land Use for subject property is Commercial Use.*

*Staff comments: Granting of the requested variance is consistent with the City's Comprehensive Plan.*

**Positive finding**

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

*Applicant response: If the Variance was denied, the repair shop could be developed on-site, we propose all the parking we could possibly fit which is 4 parking short of the code required parking.*

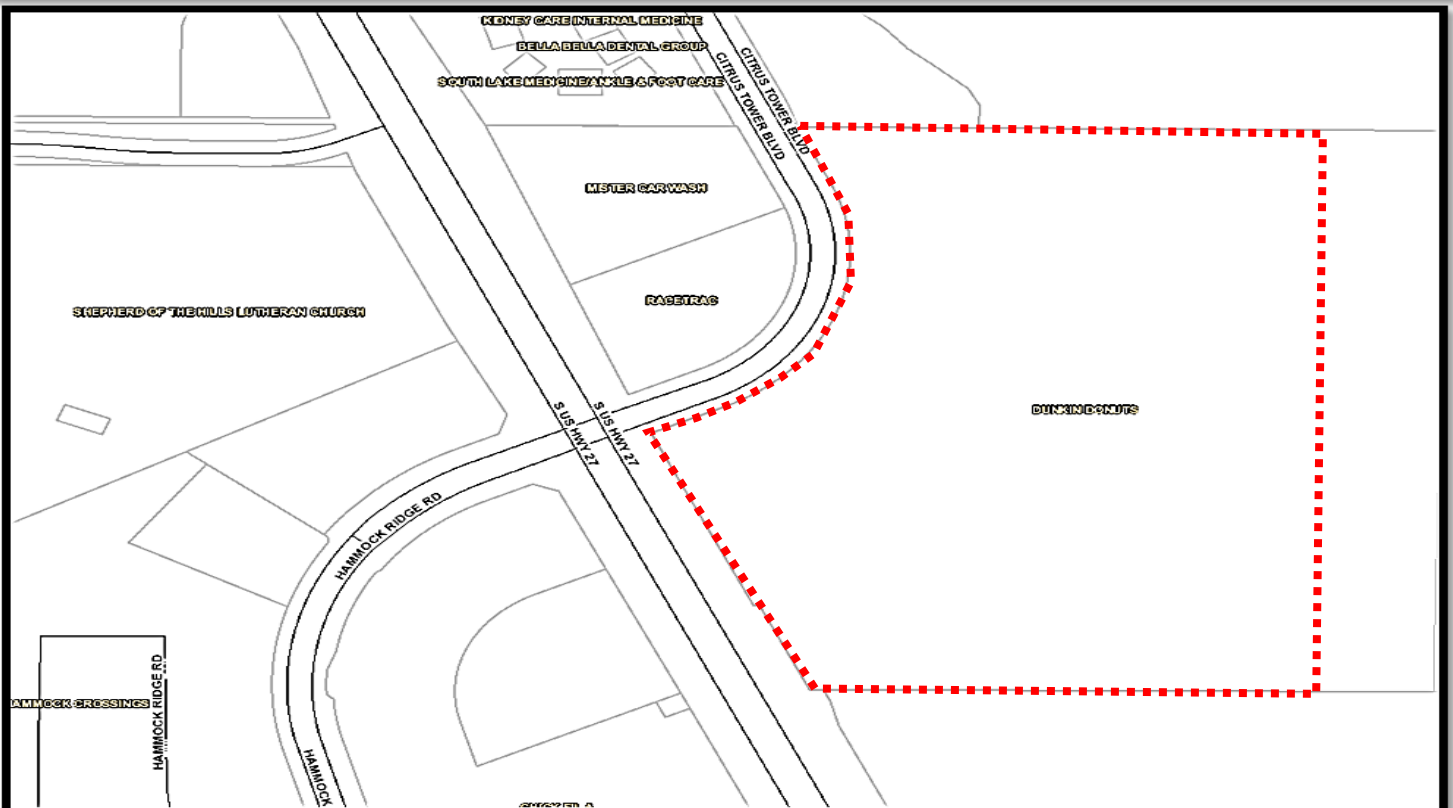
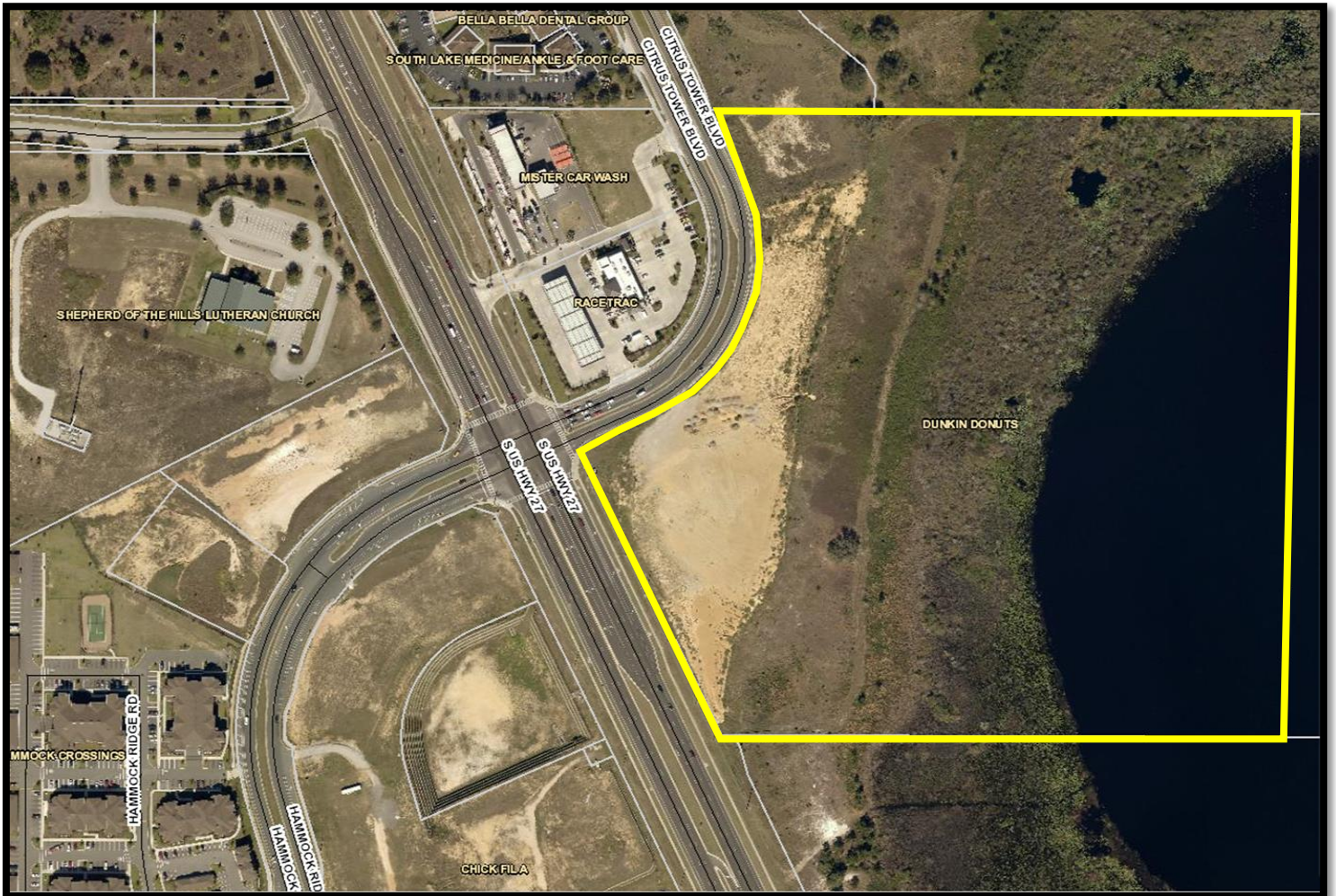
*Staff comments: The applicant does have the flexibility to choose a different site that may allow more development flexibility and be able to meet the Land Development Code without any variances.*

**Negative finding**

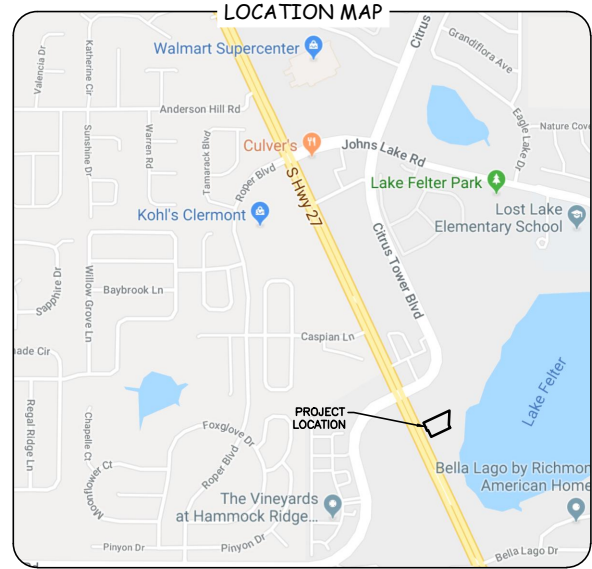
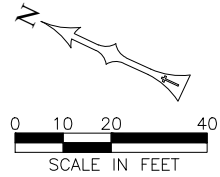
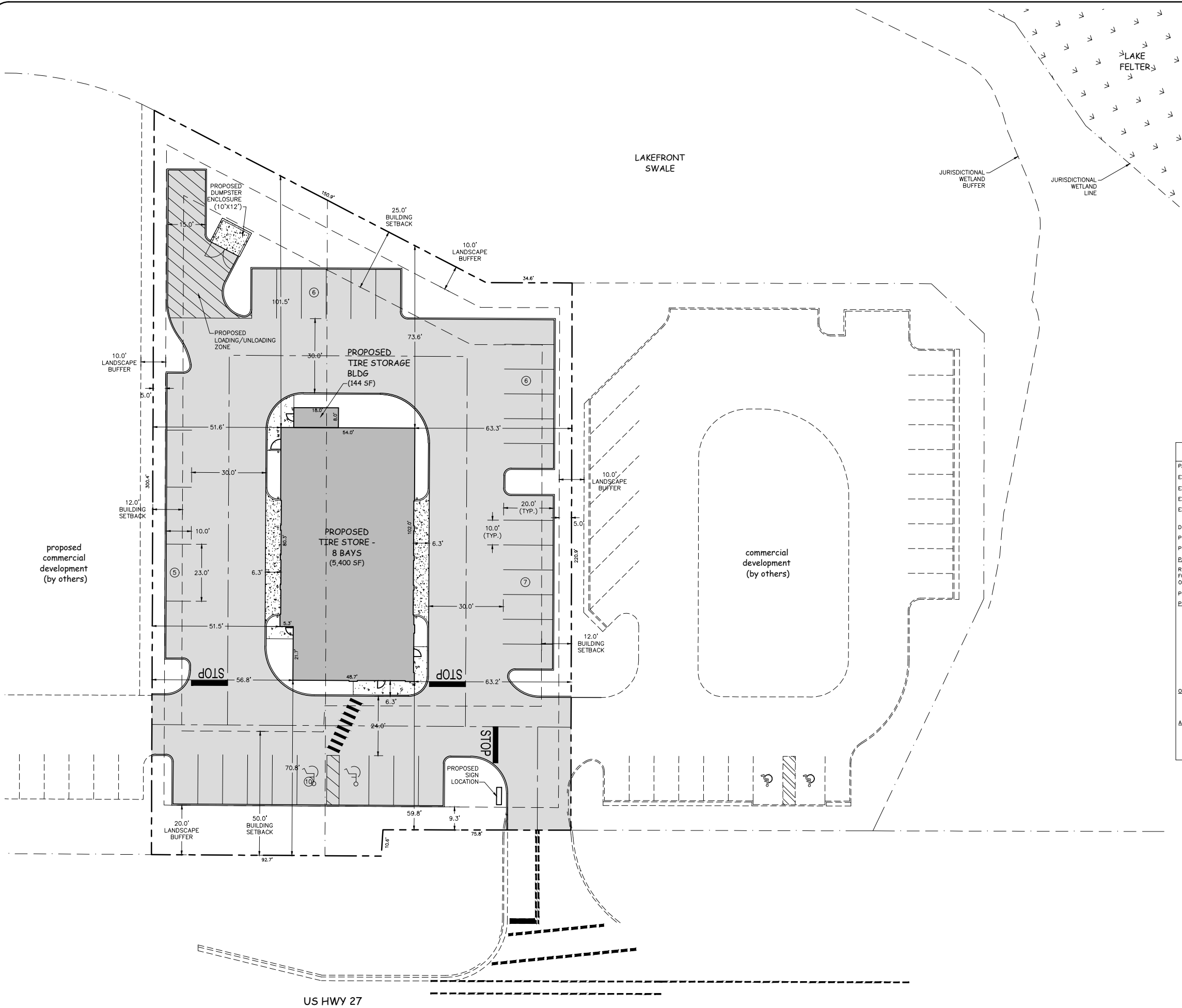
**STAFF RECOMMENDATION:** Section 86-174 of the Land Development Code requires a positive finding on Review Criteria and Findings in order to grant a variance, and staff believes that four of the five do not meet a positive finding. Therefore, staff recommends **denial** of the variance request to the Land Development Code.



# Kings Crossing Tire Store



F:\Google Drive\Native Engineering\Clients\Amprop\Projects\Clermont Kings Crossings - Lot 2\Drawings\PS\Preliminary Site Plan.dwg - Apr 30, 2018 @ 11:47pm



| SITE DATA                   |                                                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------|
| PARCEL NUMBER:              | 05-23-26-000100000100                                                                            |
| EXISTING ZONING:            | PUD (C-2, R-1)                                                                                   |
| EXISTING FUTURE LAND USE:   | COMMERCIAL                                                                                       |
| EXISTING LAND USE:          | VACANT COMMERCIAL                                                                                |
| EXISTING FLOOD ZONE:        | 'X' & 'AE' - PANEL #: 12069C 0590 E<br>DATED: 12/18/12                                           |
| DEVELOPMENT TYPE:           | COMMERCIAL                                                                                       |
| PROPOSED BUILDING USE:      | TIRE STORE                                                                                       |
| PROPOSED BUILDING HEIGHT:   | 20'                                                                                              |
| PARKING CALCULATIONS        |                                                                                                  |
| REQUIRED PARKING:           | 8 (BAYS) X 4 (SPACES) = 32 (SPACES) +<br>FOUR (4) SPACES PER BAY +<br>ONE (1) SPACE PER EMPLOYEE |
| PROVIDED PARKING:           | 34 SPACES                                                                                        |
| PROPOSED IMPERVIOUS SURFACE |                                                                                                  |
| BUILDING                    | 5,544 SF                                                                                         |
| CONCRETE SIDEWALK           | 439 SF                                                                                           |
| VEHICULAR CONCRETE (VUA)    | 738 SF                                                                                           |
| ASPHALT PAVEMENT (VUA)      | 24,800 SF                                                                                        |
| TOTAL                       | 31,521 SF = 0.724 AC (73%)                                                                       |
| TOTAL AREA:                 | 42,948 SF = 0.99 AC                                                                              |
| F.A.R.:                     | 5,544 SF/42,948 SF = 0.13                                                                        |
| OWNER:                      |                                                                                                  |
| SOUTH LAKE CONNECTOR LLC    |                                                                                                  |
| P.O. BOX 120355             |                                                                                                  |
| CLERMONT, FL 34712          |                                                                                                  |
| APPLICANT:                  |                                                                                                  |
| AMPROP VENTURES, LLC        |                                                                                                  |
| 4201 WEST CYPRESS STREET    |                                                                                                  |
| TAMPA, FL 33607             |                                                                                                  |
| 813-854-2211                |                                                                                                  |

| LEGEND |                                          |
|--------|------------------------------------------|
|        | PROPERTY LINE                            |
|        | PROPOSED CENTERLINE                      |
|        | EXISTING EDGE OF PAVEMENT & BACK OF CURB |
|        | PROPOSED EDGE OF PAVEMENT & BACK OF CURB |
|        | PROPOSED ASPHALT                         |
|        | PROPOSED PEDESTRIAN CONCRETE             |
|        | PROPOSED VEHICULAR USE CONCRETE          |
|        | PARKING NUMBERS                          |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

P.O. BOX 2995  
LAND O' LAKES, FL 34639  
(813) 412-3210  
CERTIFICATE OF  
AUTHORIZATION NUMBER: 28759

NATIVE  
engineering,pllc

AMPROP  
www.amprop.com

TIRE STORE @ CLERMONT KINGS CROSSING - LOT 2

FOR  
AMPROP VENTURES, LLC  
4201 WEST CYPRESS STREET  
TAMPA, FL 33607 (813) 854-2211

PRELIMINARY  
SITE  
PLAN

SHEET NUMBER  
C5  
S-T-R  
05-23-26



**CITY OF CLERMONT**  
**VARIANCE**  
**Application**

DATE: 4-27-18

FEE: \$600.00

PROJECT NAME (if applicable): GOVERNOR'S LAKE - LOT 2

APPLICANT: AMPROP VENTURES, LLC

CONTACT PERSON: ERIC SCHOESSLER

Address: 4201 W CYPRESS ST.

City: TAMPA State: FL Zip: 33607

Phone: 813-854-2211 Fax: \_\_\_\_\_

E-Mail: ERIC@AMPROP.COM

OWNER: SOUTH LAKE CONNECTOR, LLC

Address: P.O. BOX 120355

City: CLERMONT State: FL Zip: 34712

Phone: 407-947-6037 Fax: \_\_\_\_\_

Address of Subject Property: TBD

General Location: ALONG EAST SIDE OF US HWY 27,  
APPROXIMATELY 200' SOUTH OF CITRUS  
TOWER BLVD.

Legal Description (include copy of survey): REFER TO ATTACHED

Land Use (City verification required): VACANT COMMERCIAL (FLU = COMMERCIAL)





Zoning (City verification required): PUD (C-2, R-1)

**CITY OF CLERMONT**

**VARIANCE**

**Application**

**Page 2**

**Answers to the following questions are required to complete this application.**

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

SEC. 98-14.(a)

What are you proposing to do that would require a variance and why?

DECREASE THE TOTAL REQUIRED PARKING SPACES FROM 38 TO 34.

How does the Code create a hardship?

THE CODE REQUIRES AN EXCESSIVE AMOUNT OF PARKING SPACES. TYPICALLY, THESE BUILDINGS REQUIRE 18 TOTAL PARKING SPACES. WE CAN ONLY FIT 34 PARKING SPACES ON-SITE.

\*\*\*\*\* The following justifications must be completed \*\*\*\*\*

**for any variance requested:**

Variance requested – subject and code section: WE REQUEST A VARIANCE TO CODE SECTION 98-14(a) TO REDUCE THE TOTAL AMOUNT OF PARKING REQUIRED FROM 38 SPACES TO 34 SPACES.

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

THE SUBJECT SITE IS PART OF A COMMERCIAL SUBDIVISION AND IS NOT IMMEDIATELY ADJACENT TO RESIDENTIAL. THIS IS NOT A QUICK LUBE WHERE VEHICLES

STACK UP WAITING FOR THE NEXT BAY TO OPEN.

REDUCING THE TOTAL PARKING SPACES BY 4 TOTAL WILL NOT ADVERSELY AFFECT THE TRAFFIC IN THE SURROUNDING AREAS. MOST STORES CURRENTLY ACROSS CENTRAL FLORIDA PROVIDE BETWEEN 18 & 28 PARKING SPACES WITHOUT AN ISSUE.



(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

THE SITE EXISTS WITHIN A PUD ZONING ALLOWING C-2 USES WHICH ALLOWS AUTOMOTIVE REPAIR WITH A CONDITIONAL USE PERMIT (CONCURRENTLY SUBMITTED FOR.)

CITY OF CLERMONT

### VARIANCE

Application

Page 3

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

OTHER THAN CONCURRENTLY SUBMITTING FOR A C.U.P. TO ALLOW FOR AUTOMOTIVE REPAIR WE DO NOT PROPOSE ANY OTHER VARIANCES - WE SHOULD BE ABLE TO MEET ALL OTHER CITY CODE REQUIREMENTS EXCEPT FOR PARKING.

(4) The granting of the variance is consistent with the city's comprehensive plan; and

THE FUTURE LAND USE FOR THE SUBJECT PROPERTY IS "COMMERCIAL" AND WE PROPOSE A COMMERCIAL USE.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

IF THE VARIANCE WAS DENIED, THIS REPAIR SHOP COULD NOT BE DEVELOPED ON-SITE. WE PROPOSE ALL THE PARKING WE COULD POSSIBLY FIT WHICH IS 4 PARKING SPACES SHORT OF THE CODE - REQUIRED PARKING.



**CITY OF CLERMONT**  
***VARIANCE***  
**Application**  
**Page 4**

ERIC SCHOESSLER

Applicant Name (print)

x

A handwritten signature in blue ink, appearing to be 'Eric Schoessler', written over a horizontal line.

Applicant Name (signature)

MICHAEL LANGLEY

Owner Name (print)

x

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Owner Name (signature)

**\*\*\*\*\* NOTICE \*\*\*\*\***

**IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.**

**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

**ARTICLE IV. VARIANCES**

**Sec. 86-171. Permitted variances; exclusions.**

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,



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**VARIANCE**  
**Application**

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FEE: \$600.00

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Address: P.O. BOX 120355

City: CLERMONT State: FL Zip: 34712

Phone: 407-947-6037 Fax: \_\_\_\_\_

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TOWER BLVD.

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CITY OF CLERMONT

VARIANCE

Application

Page 2

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**CITY OF CLERMONT**

**VARIANCE**

**Application**

**Page 3**

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

OTHER THAN CONCURRENTLY SUBMITTING FOR A C.U.P. TO ALLOW FOR AUTOMOTIVE REPAIR, WE DO NOT PROPOSE ANY OTHER VARIANCES - WE SHOULD BE ABLE TO MEET ALL OTHER CITY CODE REQUIREMENTS EXCEPT FOR PARKING.

(4) The granting of the variance is consistent with the city's comprehensive plan; and

THE FUTURE LAND USE FOR THE SUBJECT PROPERTY IS "COMMERCIAL" AND WE PROPOSE A COMMERCIAL USE.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

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**CITY OF CLERMONT**  
***VARIANCE***  
**Application**  
**Page 4**

ERIC SCHOESSLER

Applicant Name (print)

x

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Applicant Name (signature)

MICHAEL LANGLEY

Owner Name (print)

x

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# Daily Commercial

## Advertising Receipt

The Daily Commercial  
PO Box 490007  
Leesburg, FL 34749-0007  
Phone: (352) 365-8200  
Fax: (352) 365-1951

CITY OF CLERMONT  
Cristina Andres  
P.O. BOX 120219  
CLERMONT, FL 34712

Account Number: 7101866  
Order Number: 10076944  
Phone: (352) 241-7331  
Date: 05/16/18  
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

| Description                                                                  | Start      | End        | Total    |
|------------------------------------------------------------------------------|------------|------------|----------|
| LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle | 06/05/2018 | 06/05/2018 | \$105.37 |

### LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a reduction of four parking spaces instead of the number as required by the Land Development Code, Section 98-14, at the following location:

#### LOCATION:

Vacant parcel at the southeast corner  
of Citrus Tower Blvd  
and US Highway 27  
(Alternate Key - 1707307)

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, June 12, 2018 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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 needing assistance to participate in any of these proceedings should contact the City Clerk's office at 352-241-7330, 48 hours in advance of the public hearing.

Tracy Ackroyd, MMC  
City Clerk

Ad No: 10076944  
June 05, 2018

| Payment Info   |          |
|----------------|----------|
| Ad Price       | \$105.37 |
| Tax            | \$0.00   |
| Sub Total      | \$105.37 |
| Prepaid Amount | \$0.00   |
| Balance Due    | \$105.37 |



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| Ordinance No. 2018-21 <i>Introduction</i><br><i>Central Business District</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| Recommend approval of Ordinance 2018-21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <p>Staff is recommending changes to the Land Development Code to allow an increase in the range of single family residential product types within the Central Business District zoning district. In October 2017, the City Council approved the increase of dwelling units per acre (up to 40). This increase is geared toward multi-family developments with multi story buildings. This current proposal is geared toward single family residential lots. The current city code requires single family lots to have a minimum lot width at the road frontage of 100 feet. In an effort to encourage more single family development within the downtown district, staff is recommending reducing this frontage width requirement to 40 foot lots. This will allow for the redevelopment of existing lots to expand the residential product mix within the downtown.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| 1. CBD Lot Size Ordinance Highlighted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CBD Lot Size Ordinance 1.docx      |                                |
| 2. Ad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ORDINANCE NO. 2018-21.pdf          |                                |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-21**

**AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, SECTION 122-243 “PERMITTED USES”, SECTION 122-245 “LOT AND HEIGHT REQUIREMENTS”, SECTION 122-246 “YARDS”, PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.**

**WHEREAS**, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 5, 2018 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

**WHEREAS**, the City Council of the City of Clermont desires to amend Chapter 122 Zoning, Section 122-243 Permitted Uses; Section 122-245 Lot and Height Requirements; and Section 122-246 Yards; of the City of Clermont’s Code of Ordinances;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Clermont, Florida as follows:

**SECTION 1.**

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.**

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

**Section 122-243      Permitted uses**

(a) *Generally.* Permitted uses in the central business district are as follows:

- (1) Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.
- (2) Personal service establishments, such as but not limited to beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use (with a business tax receipt, and with medical supervision) within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-21**

- (3) Professional offices, doctors' offices, banks and loan companies (excluding drive-through facilities except with a conditional use permit), insurance and real estate offices and similar businesses.
- (4) Dwelling units, single-family and two-family, permitted in the R-2 district, and other residential uses as permitted in the R-3 district, **provided that lot size and coverage regulations of the respective district can be accommodated and the lot width of this district is met.**
- (5) Buildings, structures and uses maintained or operated by the city.
- (6) Lodges and clubs.
- (7) Restaurants less than 3,000 square feet.
- (b) *Floor space.* Any business establishment or structure proposing to occupy 3,000 square feet of total floor space or more shall require application for a conditional use permit.
- (c) *Uses to be enclosed, outdoor storage.* All uses must be within a completely enclosed building, except for outdoor storage, which must receive site plan approval and be screened from public streets and adjacent property.
- (d) *Sidewalk use.* Business establishments may utilize outside private or public sidewalk area for patron use to include non-fastened small tables and chairs, or benches during business hours only. Compact outside display areas may also be utilized provided the display has a maximum width of 25 percent of a retail store width or ten feet in width, whichever is less, four feet in depth, and six feet in height. Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table and chairs or displays shall not be allowed. All such uses shall be approved by the city manager or his designee.

(Code 1998, § 122-243; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 355-C, § 122-243, 10-23-2007; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. [2014-24](#), § 2, 9-23-2014)

**Section 122-245      Lot and height requirements**

Lot and height requirements for the CBD district are as follows:

- (1) *Impervious surface coverage and floor area ratio.* The maximum is 100 percent **for commercial**, provided requirements for stormwater retention can be satisfied. **For single family and two-family residential the maximum is 80 percent.**
- (2) *Stormwater abatement requirements.*
  - a. Except as otherwise provided in this section, each structure and land use located within the designated central business district shall provide or be provided with a stormwater abatement system in conformance with level of service standards as provided in the adopted city comprehensive plan. In lieu of providing all of the required stormwater abatement system, development within the central business





*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-21**

district may substitute for provision of such a system by payment of a one-time stormwater abatement fee as set forth by resolution of the City Council and on file in the City Clerk's office. Such fee shall be payable in full to the City prior to the issuance of any development permit for the site. An approved site plan, data and calculations shall be provided which shall indicate the entire volume of stormwater that is required to be retained and shall indicate the volume of stormwater that will be exchanged for the central business district stormwater abatement fee.

- b. Reservation of stormwater retention area capacity shall be considered effective for a period of one year from the date of receipt of the stormwater abatement fee. One extension, not to exceed 180 days, may be granted upon written approval of the administrative official. Such approval shall be based upon a finding of fact that substantial construction of the project has commenced, and that a certificate of occupancy can be reasonably expected to occur within the 180-day extension period.
  - c. Required stormwater abatement systems shall be located on the same parcel as the use they are intended to serve, except those exchanged for the central business district stormwater abatement fee. A stormwater abatement plan, including data and calculations signed and sealed by a professional engineer licensed in the state, shall be provided with all applications for individual development approval. All stormwater abatement systems shall be designed and constructed in accordance with the City's adopted engineering standards and criteria established in chapter 94, article V, division 3.
- (3) *Height.* Maximum height of 55 feet shall be allowable for the finished height of all buildings or structures, including architectural features. The height limitations of this chapter shall also apply to church spires, belfries, cupolas and domes not intended for human occupancy and may be a maximum of 55 feet in height. Facilities owned by the city are exempt from the height regulations. Accessory structures shall not exceed the height of the dwelling unit or twenty-five (25) feet, whichever is greater.
- (4) *Lot width.* The minimum lot width for a single-family dwelling unit and other residential uses shall be 40 feet located on a publicly maintained street. Residential lots less than 50 feet in width will be required to have rear-loaded garages instead of front loaded garages, if applicable.
- (5) *Lot Size.* The minimum lot size for single family and two family units shall be 3,500 square feet per dwelling unit.

(Code 1998, § 122-245; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 287-C, § II, 5-26-1998; Ord. No. 355-C, § 122-245, 10-23-2007)

**Section 122-246      Yards**

Minimum yard requirements for the CBD district are as follows:

- (1) *Front yard.* The minimum front yard setback for single-family and two-family dwelling units on all streets shall be 25 feet. The minimum front yard setback for other residential uses and nonresidential uses shall be zero feet.



CITY OF CLERMONT  
ORDINANCE NO. 2018-21

- (2) *Side yard.* The minimum side yard setback for single-family and two-family dwelling units shall be ~~7½~~ 5 feet, except on corner lots, where 25 15 feet shall be required on all sides adjacent to any road rights-of-way. ~~The minimum side yard for other residential uses and nonresidential uses shall be zero feet.~~
- (3) *Rear yard.* The minimum rear yard setback for single-family and two-family dwelling units shall be 25 10 feet. ~~The minimum rear yard setback for other residential uses and nonresidential uses shall be zero feet.~~
- (4) Commercial uses and commercial built structures shall be allowed a zero foot building setback.
- (5) *Other setbacks.* The building line for any lakefront property shall be measured from the established 100-year floodplain elevation as determined from national flood insurance rate maps (FIRM) of the Federal Emergency Management Agency (FEMA).
- (6) *Roof projections.* Properties located within the central business district may have roof projections (eaves) extending over public rights-of-way. However, such roof projections shall not be less than eight feet above ground level or the finished first floor elevation, whichever is greater, and shall not extend more than eight feet over the public right-of-way, or two feet from the back of the curb, whichever is less. Nothing in this subsection shall be construed to allow roof projections over public streets, alleys or parking areas which would inhibit or impair the free flow of traffic.
- (7) *Accessory Structure setbacks.* Accessory structures such as garages, sheds, or covered patios within the CBD district shall be allowed a building setback of 3 feet for side and rear property lines, and must be located behind the primary front building setback. Accessory structures that are part of a phased development may share a common wall with a zero setback on the side yard. If the accessory structure is constructed with a common wall, use of the accessory structure shall not be permitted until the primary structure is completed. Accessory Structures for residential uses shall have a maximum square footage of 50% of the heated and cooled area of the primary residential structure.
- (8) Residential driveways within the CBD district shall be allowed a 3 foot setback from the side and rear setback line.

(Code 1998, § 122-246; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-21**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 26<sup>th</sup> day of June, 2018.

CITY OF CLERMONT

---

Gail Ash., Mayor

ATTEST:

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Tracy Ackroyd, City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney

## Advertising Receipt

The Daily Commercial  
PO Box 490007  
Leesburg, FL 34749-0007  
Phone: (352) 365-8200  
Fax: (352) 365-1951

CITY OF CLERMONT  
Cristina Andres  
P.O. BOX 120219  
CLERMONT, FL 34712

Account Number: 7101866  
Order Number: 10076691  
Phone: (352) 241-7331  
Date: 05/08/18  
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

| Description                                                                  | Start      | End        | Total    |
|------------------------------------------------------------------------------|------------|------------|----------|
| LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle | 05/22/2018 | 06/12/2018 | \$170.60 |

### LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of the following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

Ad No: 10076691  
May 22, 2018 &  
June 12, 2018

### ORDINANCE NO. 2018-21

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, ARTICLE III DISTRICTS, DIVISION 12 CBD CENTRAL BUSINESS DISTRICT; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, June 5, 2018 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 26, 2018 at 6:30 p.m. for final enactment.

All meetings will be held in City Hall, located at 685 West Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Tracy Ackroyd Howe, MMC  
City Clerk

| Payment Info   |          |
|----------------|----------|
| Ad Price       | \$170.60 |
| Tax            | \$0.00   |
| Sub Total      | \$170.60 |
| Prepaid Amount | \$0.00   |
| Balance Due    | \$170.60 |



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                    |  |                                |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|--|--------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                    |  |                                |  |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                    |  |                                |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                    |  |                                |  |
| Ordinance No. 2018-22 <i>Introduction</i><br><i>Jordan Annexation</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                    |  |                                |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                    |  |                                |  |
| Consider introduction of Ordinance 2018-22.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                    |  |                                |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                    |  |                                |  |
| <p>The applicant, Greg Beliveau with LPG Urban &amp; Regional Land Planners, Inc., is requesting voluntary annexation of the subject property. The City's Comprehensive Plan encourages requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's Comprehensive Plan (Policy 1.12.3). The property is located north and northwest of the intersection of SR 50 and Omar Street. The City limits surround this property, which essentially makes the property an enclave. The property is contiguous under Chapter 171 of the Florida Statutes for annexation. The property is approximately 1.98 acres in size and is in the City's utility service area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA).</p> <p>The applicant has requested to receive services from the City in order to develop the property into a commercial mixed-use center with C-2 General Commercial uses. The current owner has several parcels between the subject property and SR 50. Overall, the owner controls about 3.28 acres and wishes to combine this property with existing property located within the City to develop a cohesive commercial project. This request is being heard concurrently with requests for a small scale comprehensive plan amendment and a rezoning to C-2 General Commercial.</p> <p>The related request for a comprehensive plan amendment would change the Future Land Use from Lake County's Commercial to the City's Commercial designation. The rezoning request is to change the zoning from Urban Estate (currently Agriculture in Lake County) to the City's C-2 General Commercial.</p> <p>The applicant's request for annexation appears to be consistent with the City's Comprehensive Plan and the City can provide the necessary services. In addition, since the subject property is contiguous to the City limits and the annexation request is voluntary, staff recommends approval of the annexation.</p> |  |                                    |  |                                |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                    |  |                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                    |  |                                |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                    |  |                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                    |  |                                |  |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | <b>Fund Number and Description</b> |  | <b>Available Budget Amount</b> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                    |  |                                |  |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                    |  |                                |  |

|    |                             |                                 |
|----|-----------------------------|---------------------------------|
| 1. | 2018-22 Ed Jordan ANN FINAL | 2018-22 Ed Jordan ANN FINAL.doc |
| 2. | Location-2                  | Location-2.pdf                  |
| 3. | Jordan Maps PZ CC           | Jordan Maps PZ CC.pdf           |
| 4. | Annexation_Signed           | Annexation_Signed.pdf           |
| 5. | ORD 2018-22 ANN AD Proof    | ORD 2018-22 ANN AD Proof.pdf    |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-22**

**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.**

**WHEREAS**, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

**WHEREAS**, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

**WHEREAS**, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

**WHEREAS**, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

**SECTION 1.**

**NOW, THEREFORE, BE IT ORDAINED**, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

**Legal Description**

Lots 49 through 54, Lots 62 through 67, and Lots 75 through 80, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida.

Containing a total of 1.98 acres, more or less.

**SECTION 2.**

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.



**SECTION 3.**

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, Lake County, Florida and any other general or special taxes or assessments.

**SECTION 4.**

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

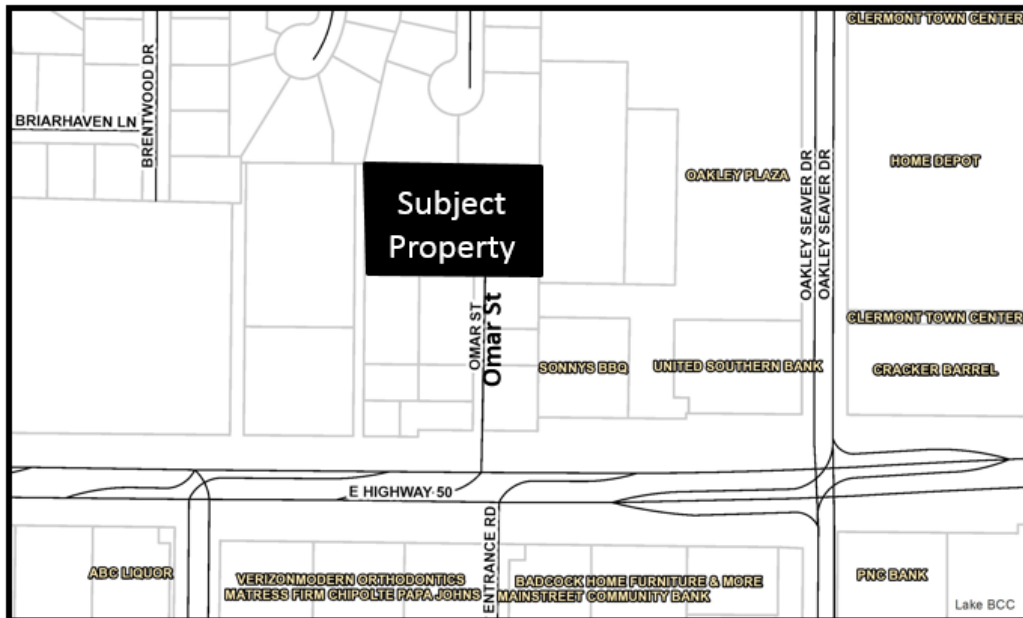
**SECTION 5.**

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

**SECTION 6.**

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

Location map:





*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-22**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 26th day of June, 2018.

CITY OF CLERMONT

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Gail L. Ash, Mayor

ATTEST:

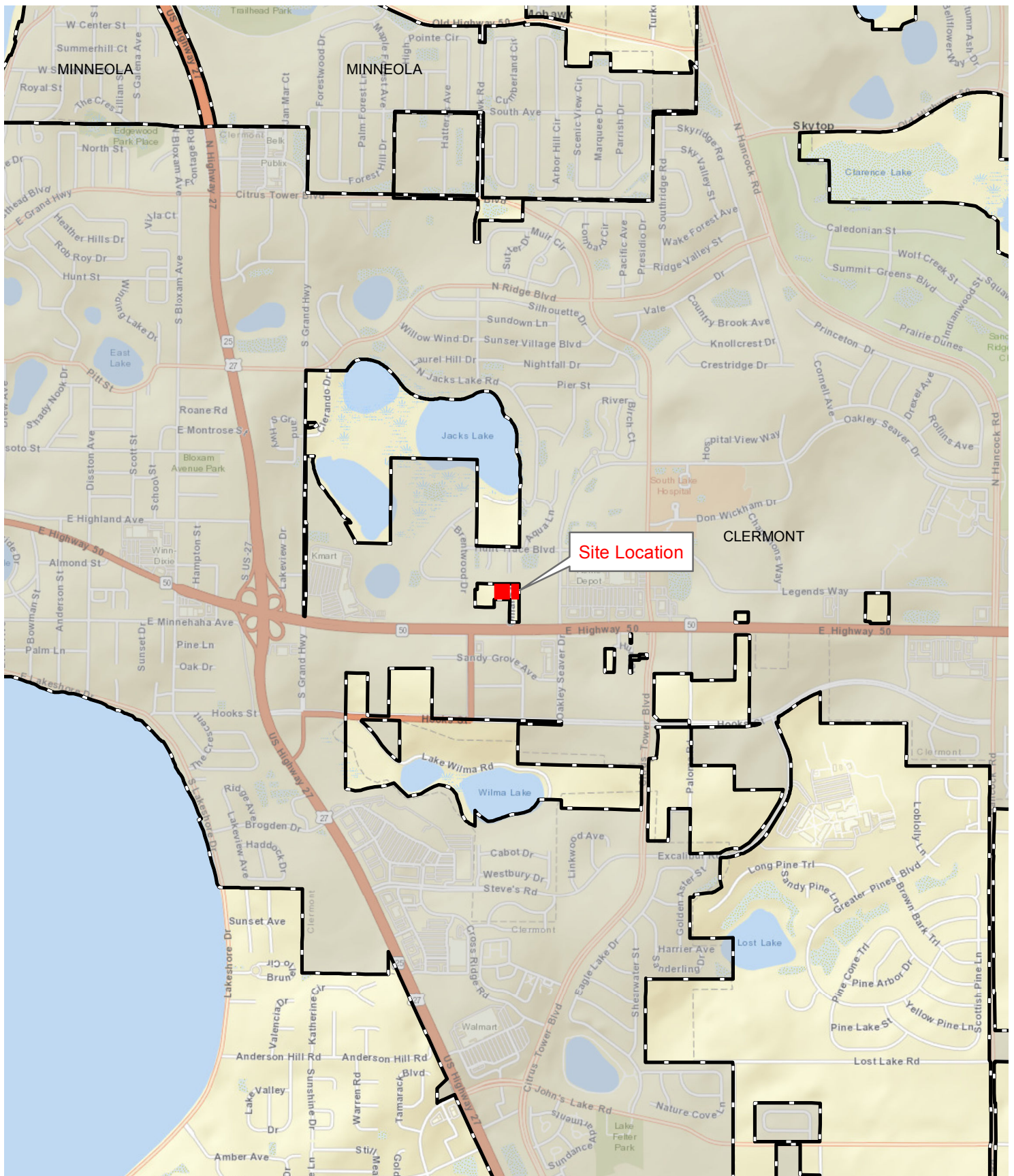
---

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney



1,000 0 1,000 Feet

1 inch = 2,000 feet

**City of Clermont**  
**Edward Jordon, Trustee**  
 Lake County, Florida  
 Location Map

Project: 1698-1  
 File: Location-2.mxd  
 Name: Edward Jordon  
 PM: Sherie Lindh  
 Date: April 24, 2018  
 Created By: J.Meier





# Exhibit - Location Map – Edward and Debra Jordan

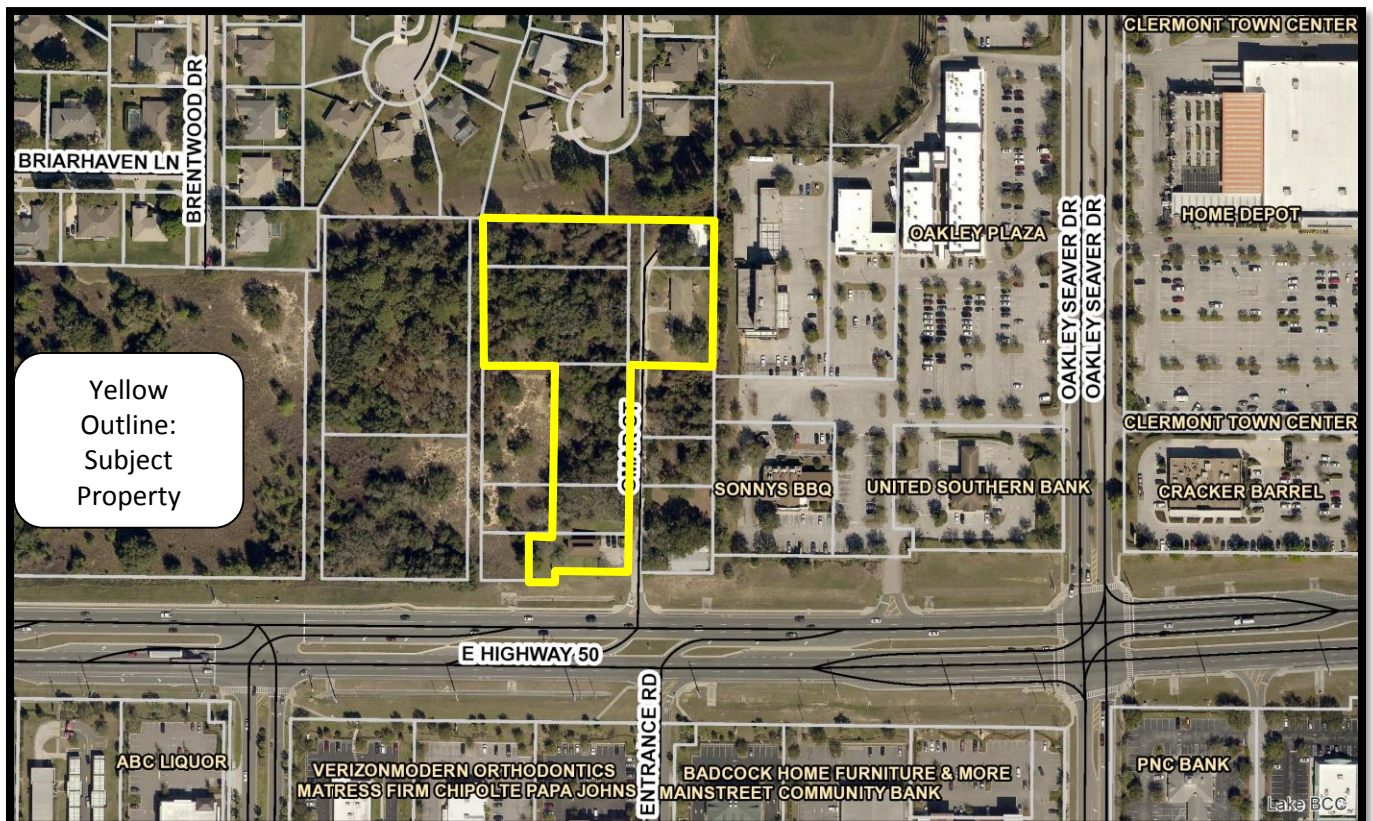
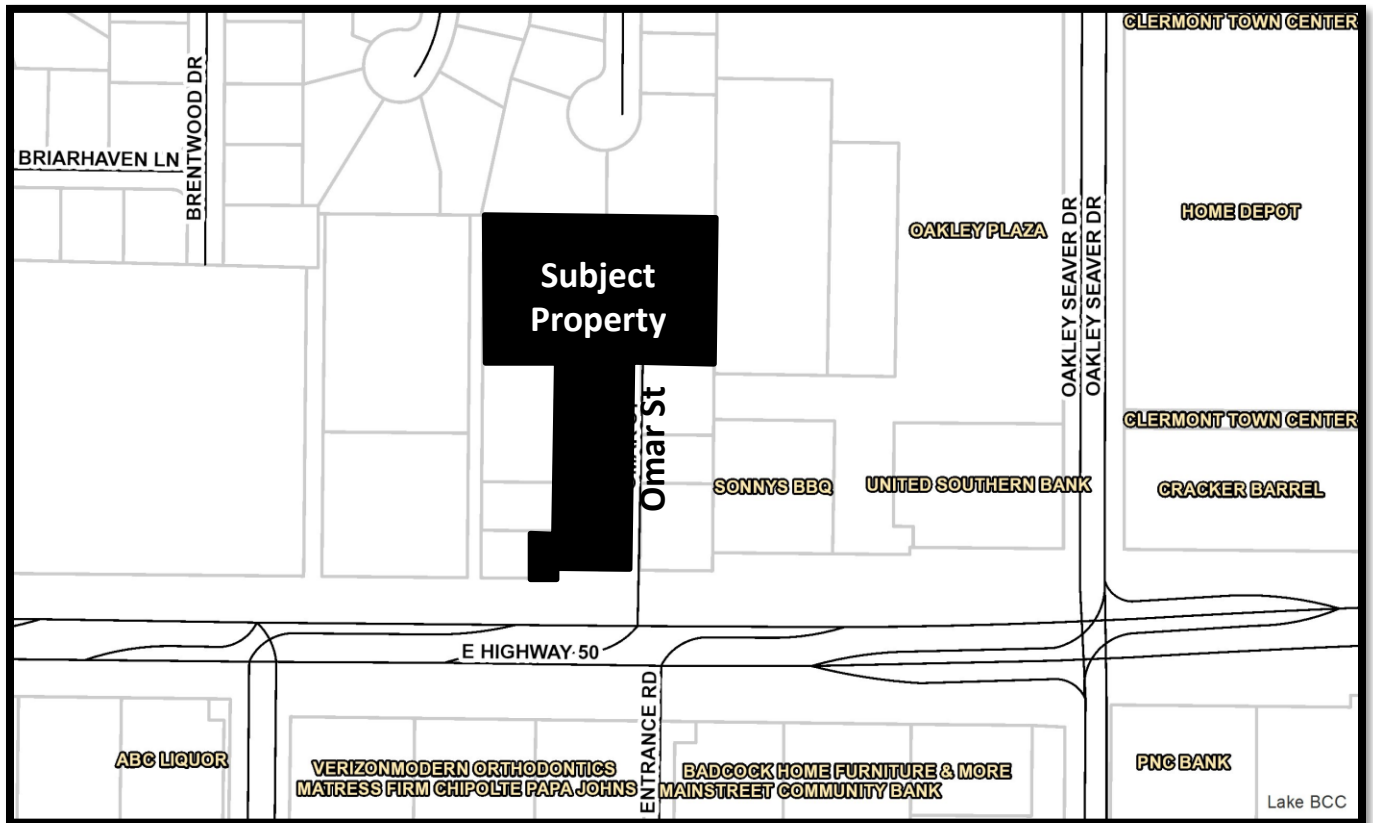




Exhibit – Future Land Use Map – Edward and Debra Jordan

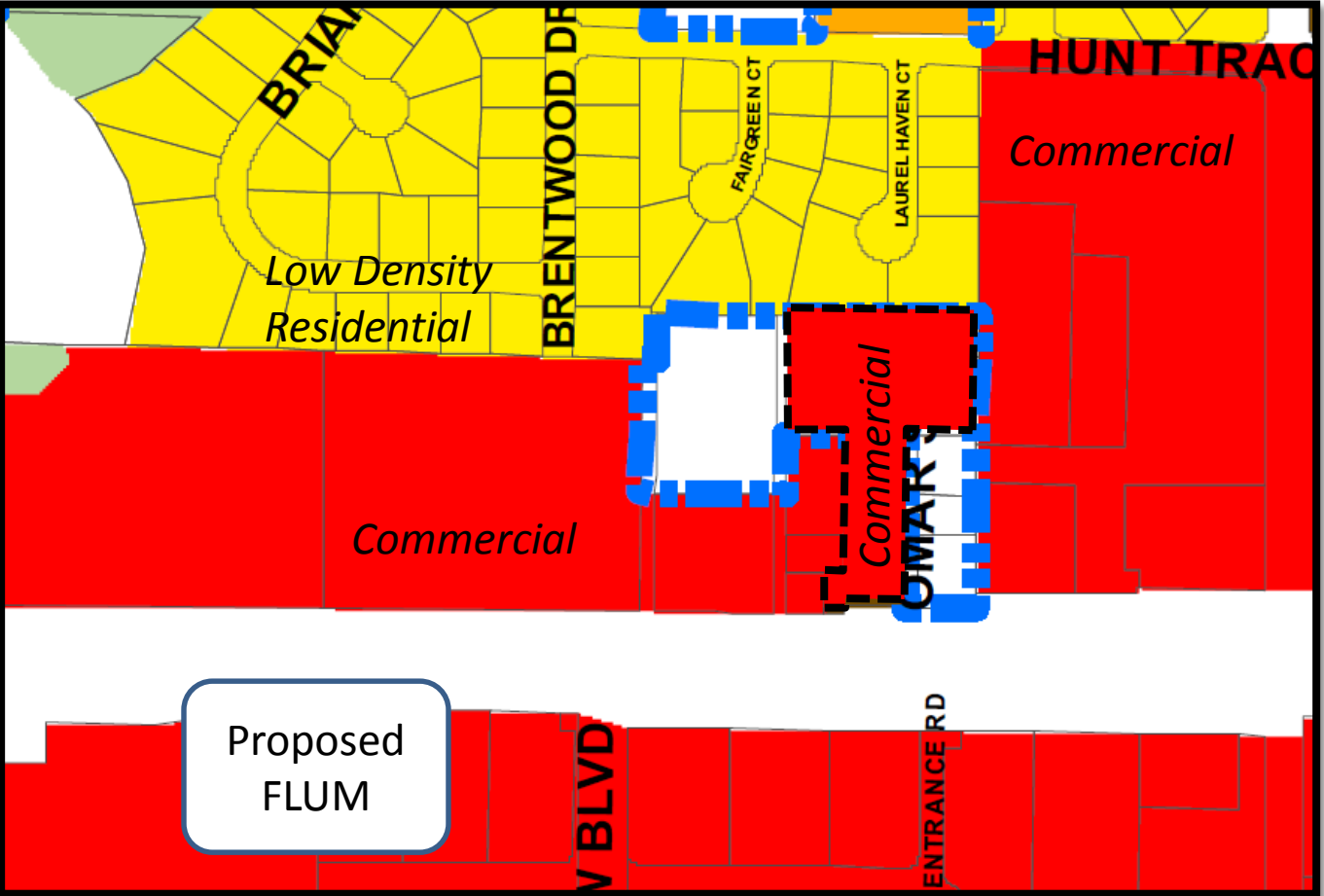
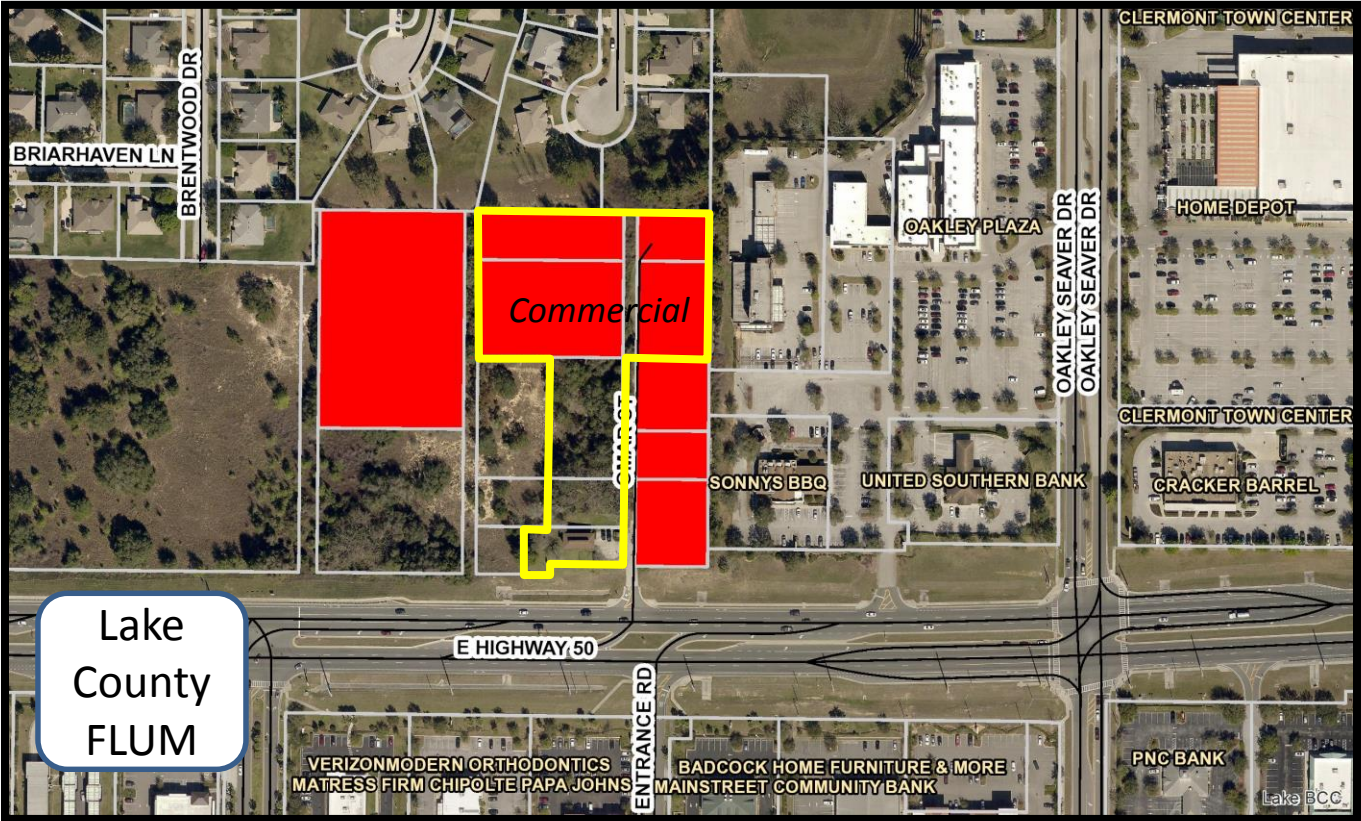
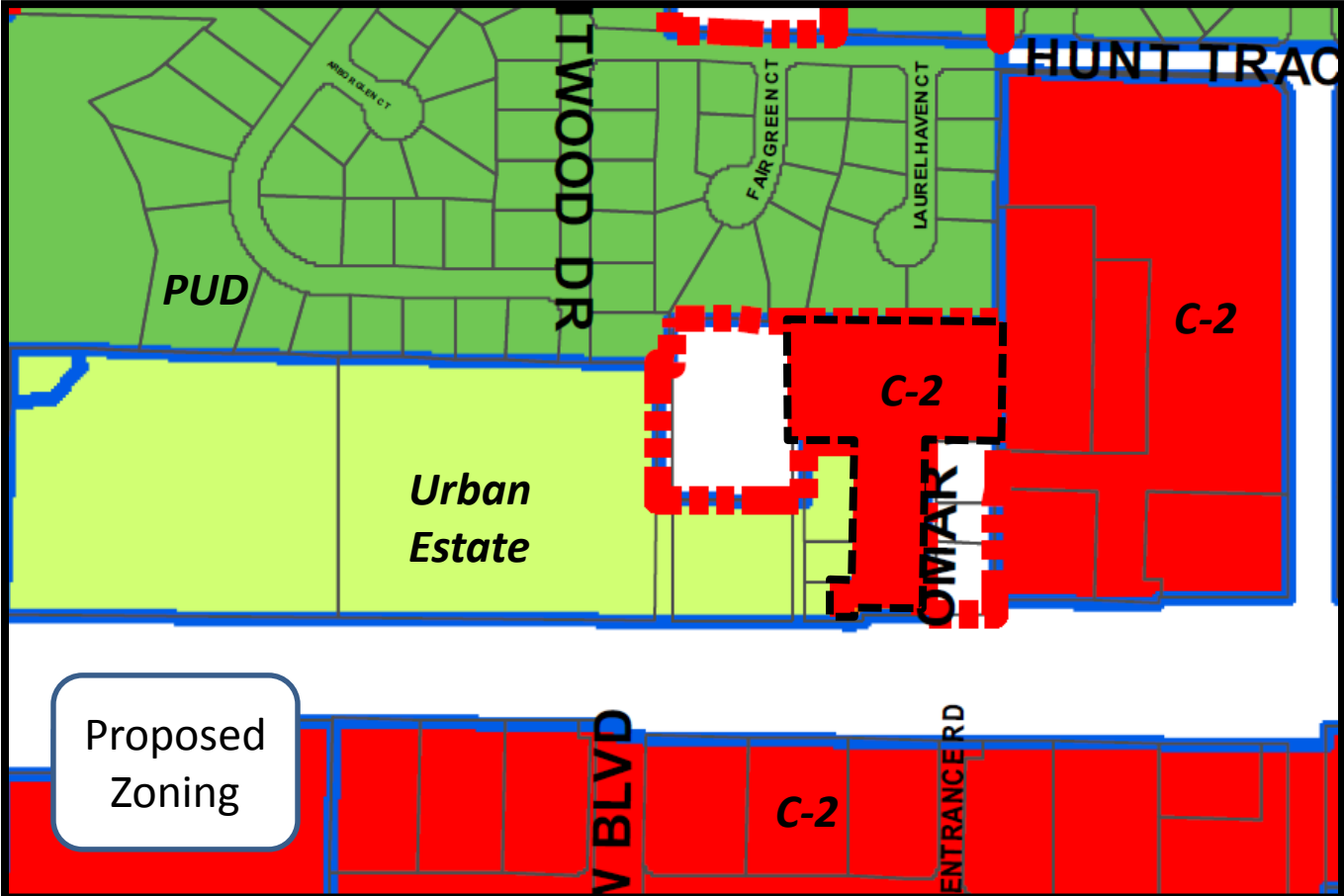
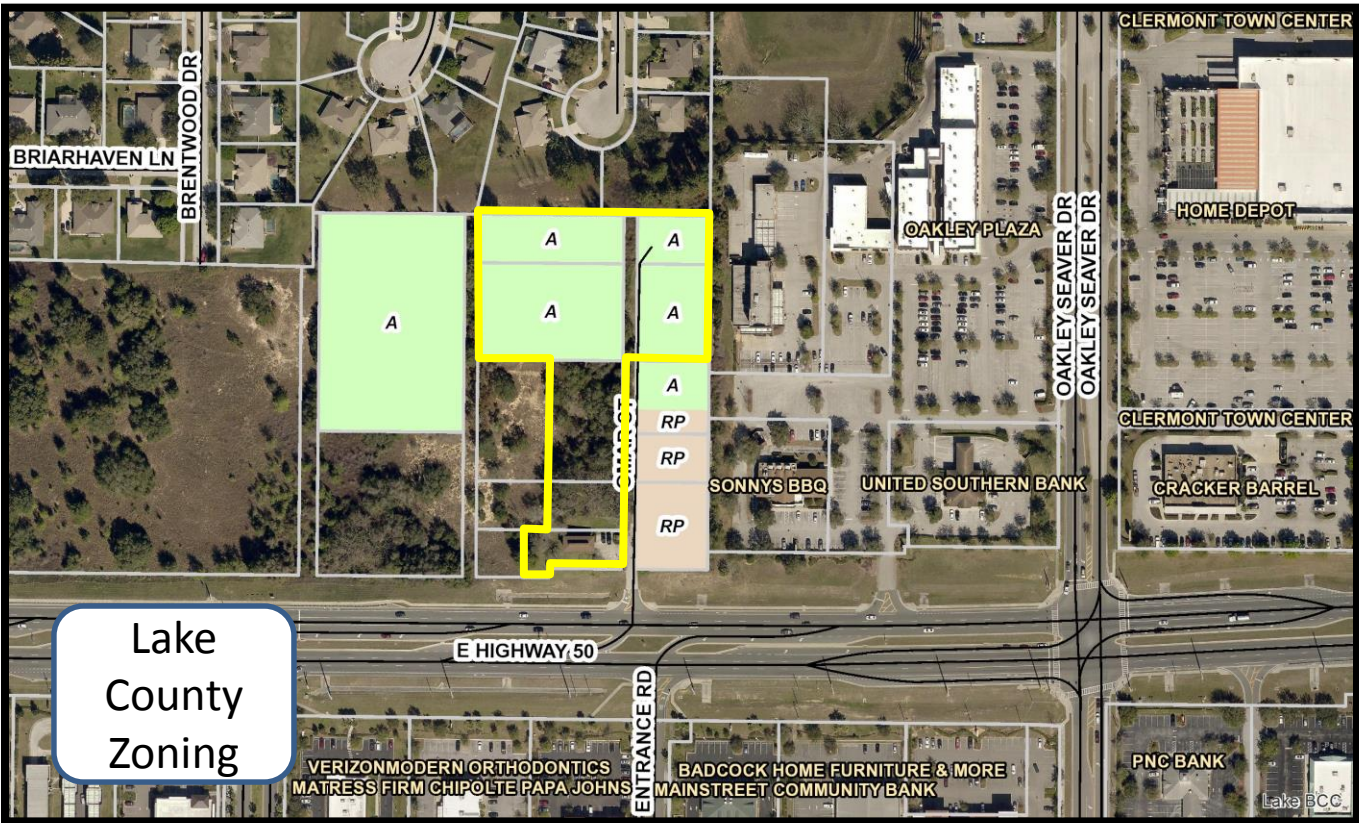
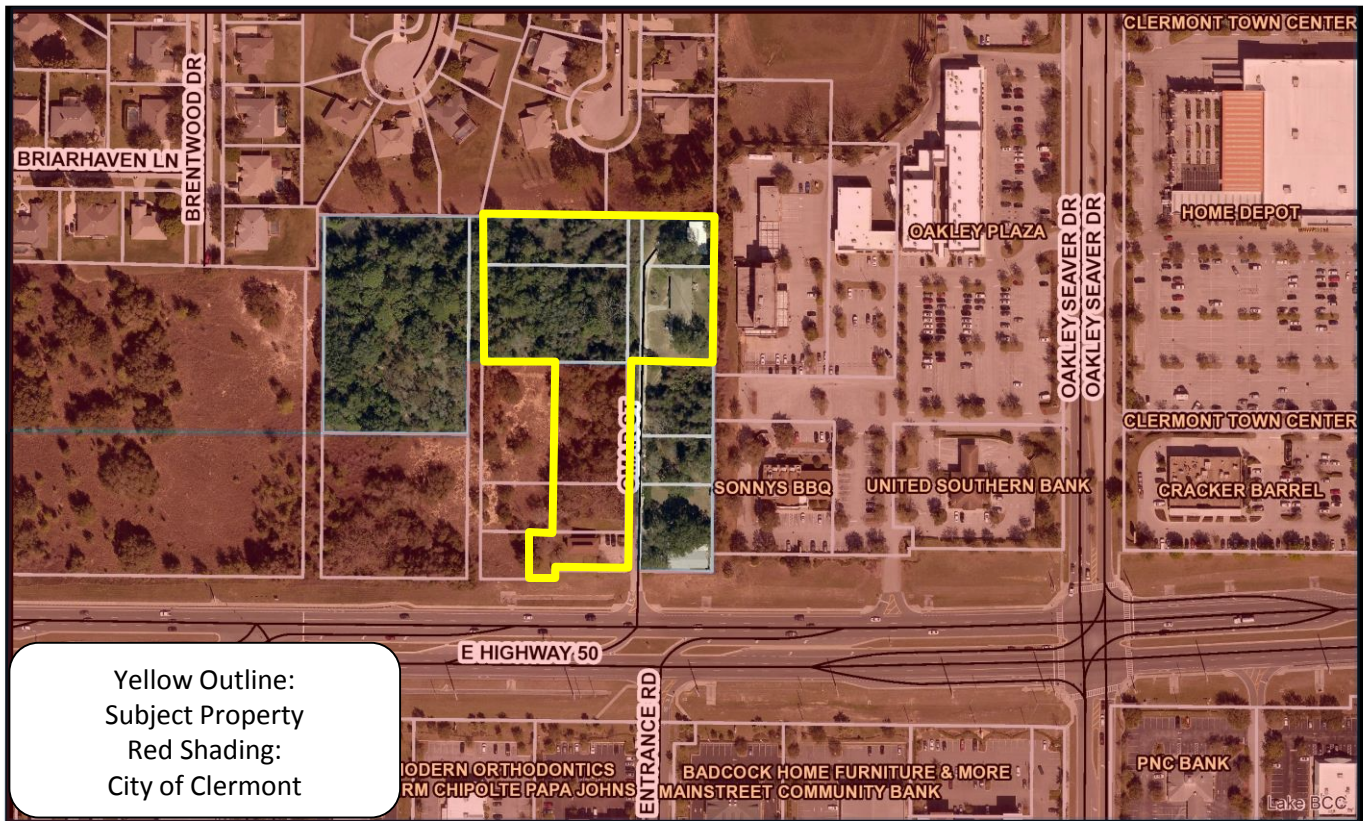
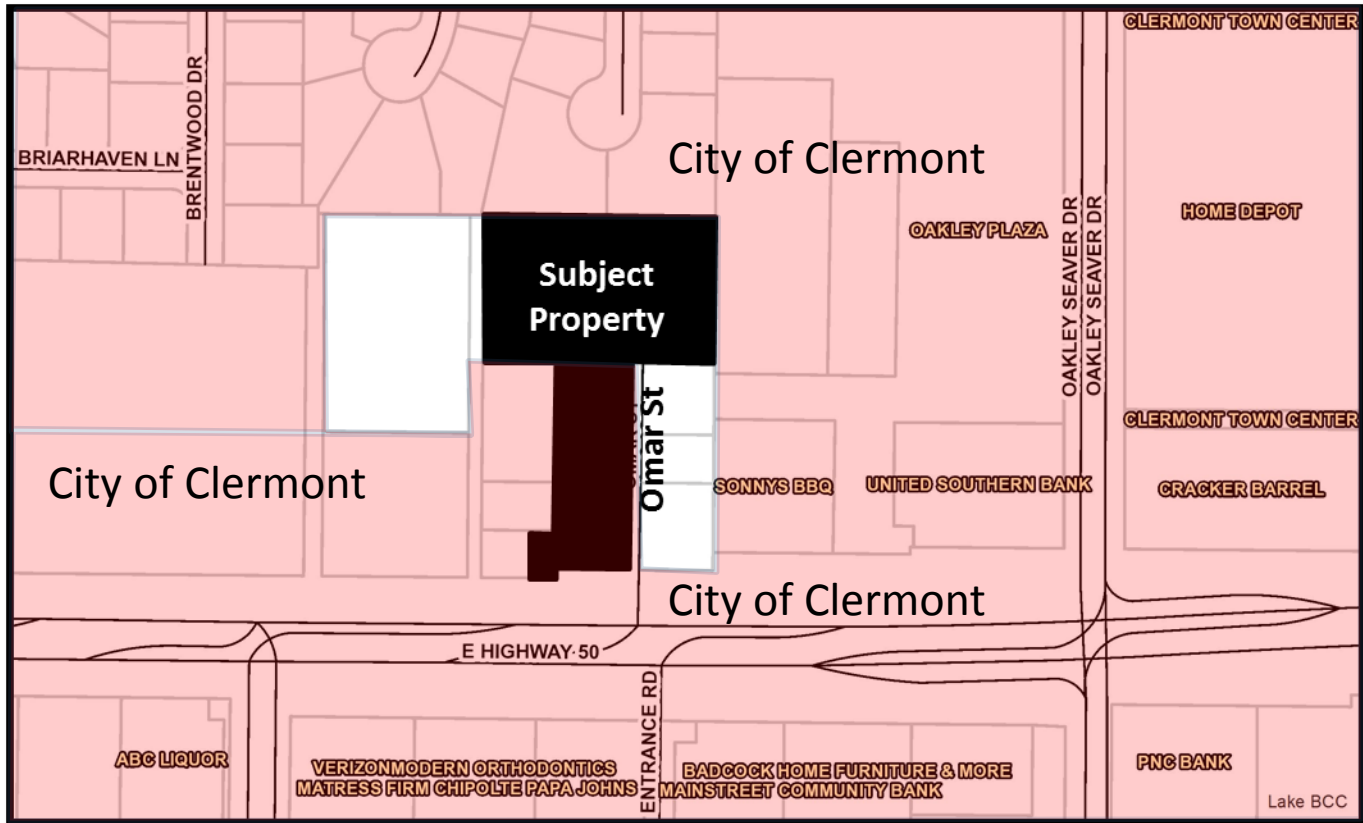


Exhibit – Zoning Map – Edward and Debra Jordan





# Exhibit - Annexation Map – Edward and Debra Jordan







## CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1.   X   Application & Petition by the landowners for Annexation (pages 3 and 4).
2.   x   General application form (page 5).
3.   X   Authorization for agent/owner representation (page 6)
4.   X   LEGAL DESCRIPTION: Email legal description typed in Word (not all capitalized) to [rchidlow@clermontfl.org](mailto:rchidlow@clermontfl.org). Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5.   X   Map showing general area of site for which Annexation is being requested.
6.   X   Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

**NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

### PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1<sup>st</sup> day of the Month. Complete applications will then be scheduled for Public Hearing on the 4<sup>th</sup> Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
  - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
  - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



### APPLICATION & PETITION

DATE: April 16, 2012

FEE: \$155.<sup>00</sup>  
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): \_\_\_\_\_

APPLICANT: Greg Beliveau, LPG Urban & Regional Land Planners, Inc.

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

Applicant is: Owner:     Agent: X Purchaser:     Lessee:     Optionee:    

OWNER: Edward Jordon, Trustee and Debra Jordan, Trustee

Address: 1460 E Highway 50

City: Clermont State: FL Zip: 34711-3201

Phone: 352-394-1000 Fax: 352-394-2999

AGENT NAME (Affidavit required): Greg Beliveau, LPG Urban & Regional Planners, Inc.

Address: Same as above

City:                      State:                      Zip:                     

Phone:                      Fax:                     

E-Mail: Gregb@lpgurp.com

Property address and/or general location: 13826 and 13836 Omar Street, Clermont

Area of property: 2.27 +/- +/- acres, and/or 98,881 +/- sq. ft.

The property is PRESENTLY used for: Vacant commercial and residential

The property is PROPOSED to be used for: Commercial



Existing Lake County Land Use\* : Regional Commercial

Existing Lake County Zoning\* : Agriculture

**\* NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: 1 residential structure

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State the reason or basis for this request: Combine with existing property located within the City to develop a cohensive commercial project

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EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.  
(attach copy).

Section 29, Township 22, Range 26

Please see attached

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**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



**PETITION OF LANDOWNER(S) FOR ANNEXATION  
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

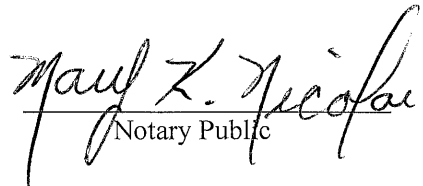
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

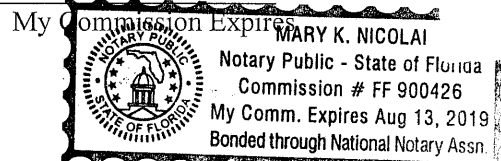
IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 16<sup>th</sup> day of April, 2018.

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

  
Landowner (Petitioner)

April 16, 2018  
Date

  
Notary Public





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: April 16, 2018

Before me, the undersigned authority personally appeared Edward P. Jordan  
(owner(s) name), who being by me duly sworn on oath,  
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:  
Commercial project and receive city services
3. That said authority (owner) has appointed (agent's name) Greg Beliveau  
to act in its behalf to accomplish the above, and  
before me the undersigned authorized agent personally appeared and being by me duly  
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X [Signature]  
Owner (signature)

X [Signature]  
Agent's (signature)

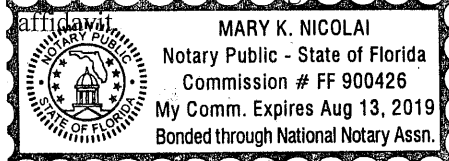
Sworn to and subscribed before  
me this 16th day of April,  
2018.

Mary K. Nicolai  
Notary Public, State of FL  
My commission expires:

Sworn to and subscribed before  
me this 30th day of April,  
2018.

Sherie D. Lindh  
Notary Public, State of FL  
My commission expires: 1/23/2021

\*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign



Sherie D. Lindh  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG058426  
Expires 1/23/2021

## LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, June 26, 2018 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

**ORDINANCE NO. 2018-22**

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.

**LOCATION:**

North and Northwest of the intersection of SR 50 and Omar Street  
Alternate keys 1695872, 1695881, 1695911 and 2691280

## LEGAL DESCRIPTION

Lots 49 through 54, Lots 62 through 67, and Lots 75 through 80, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida. Containing a total of 1.98 acres, more or less.

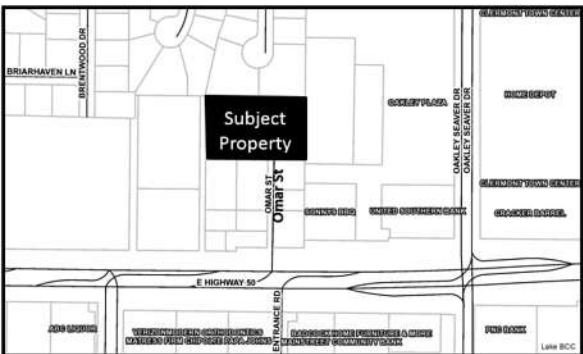
### See Map Below

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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



D044803 - June 12 &amp; 19, 2018

☐ **PROOF O.K. BY:**\_\_\_\_\_ ☐ **O.K. WITH CORRECTIONS BY:**\_\_\_\_\_

**PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE**

## LF-D044803 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS

SALES PERSON: LFD001

SIZE: 2X10

PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 5/15/2018 10:31:16 AM

NEXT RUN DATE: 06/12/18

PROOF DUE: 06/11/18 12:59:55





# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| Ordinance No. 2018-23 <i>Introduction</i><br><i>Jordan Small Scale Comp Plan Amendment</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| Recommend introduction of Ordinance 2018-23.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <p>The applicant, Greg Beliveau with LPG Urban &amp; Regional Land Planners, Inc., is requesting a small scale comprehensive plan amendment for the subject property. The overall property is approximately 3.28 +/- acres in size. This request is being heard concurrently with requests for annexation and rezoning. The applicant wishes to develop the property and use City services.</p> <p>The small scale comprehensive plan amendment would change the Future Land Use from Lake County's Commercial and the City's Residential/Office to the City's Commercial designation. The property fronts on a major six-lane arterial roadway encouraging commercial use and has existing commercial uses to the east and across SR 50 to the south. The Commercial designation is supported by the proximity of the property on SR 50 and the existing development pattern of comparable intensity in the area.</p> <p>The City's Commercial future land use would be comparable with Lake County's Commercial designation. The Commercial future land use is the most appropriate based upon the development pattern of the surrounding area, mainly commercial along the SR 50 corridor. Staff recommends approval of the small scale comprehensive plan amendment to change the future land use from Lake County Commercial and City Residential/Office to Commercial in the City. <i>The Planning and Zoning Commission unanimously recommended approval.</i></p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| 1. 2018-23 Ed Jordan CPA FINAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2018-23 Ed Jordan CPA FINAL.doc    |                                |
| 2. Jordan Maps PZ CC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Jordan Maps PZ CC.pdf              |                                |
| 3. Signed Comp Plan_Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Signed Comp Plan_Application.pdf   |                                |
| 4. ORD 2018-23 CPA AD Proof                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ORD 2018-23 CPA AD Proof.pdf       |                                |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-23**

**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.**

**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 and the City Council of the City of Clermont have held public hearings on the proposed amendment 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**

Lots 4 through 7, less South 42 feet thereof, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida, less and except that portion of fee simple right of way described in OR Book 657, Page 473, Public Records of Lake County, Florida, less road right of way.

**AND**



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-23**

Lots 49 through 54, Lots 62 through 67, and Lots 75 through 80, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida.

Containing a total of 3.28 Acres, more or less.

**LOCATION**

Alternate Key 1695813, 1695872, 1695881, 1695899, 1695911, 2587199, and 2691280.

**CHANGE IN FUTURE LAND USE CLASSIFICATION**

FROM: COUNTY COMMERCIAL and CITY OF CLERMONT  
RESIDENTIAL/OFFICE  
TO: CITY OF CLERMONT COMMERCIAL

**SECTION 2.**

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.

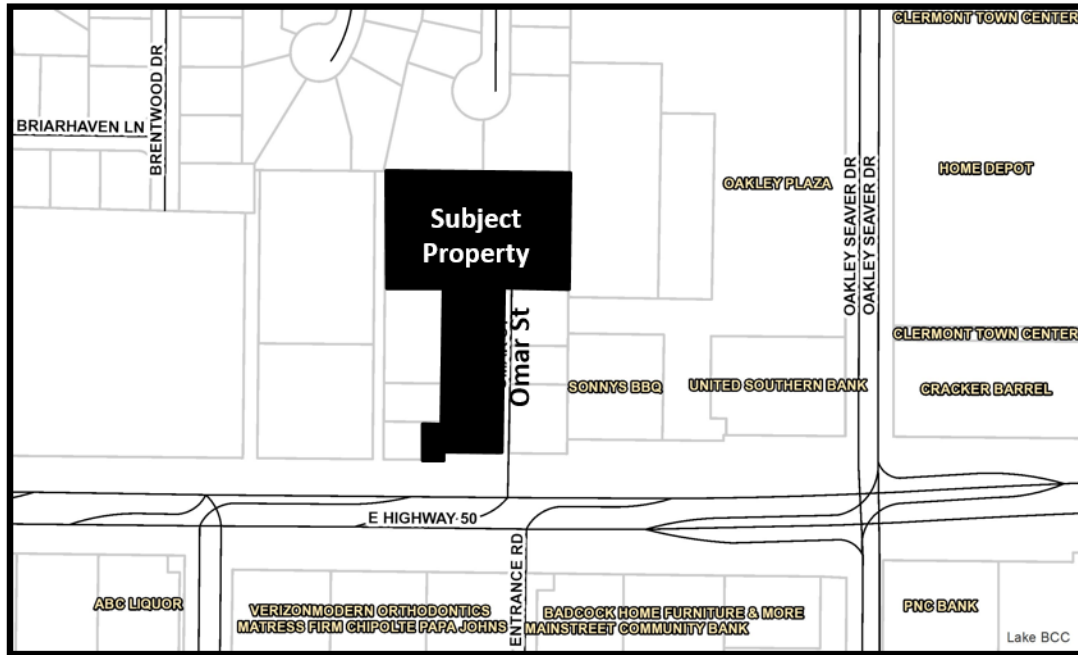
**SECTION 3.**

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

**SECTION 4.**

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.

Location map:





*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-23**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 26th day of June, 2018.

---

Gail L. Ash, Mayor

ATTEST:

---

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney

# Exhibit - Location Map – Edward and Debra Jordan

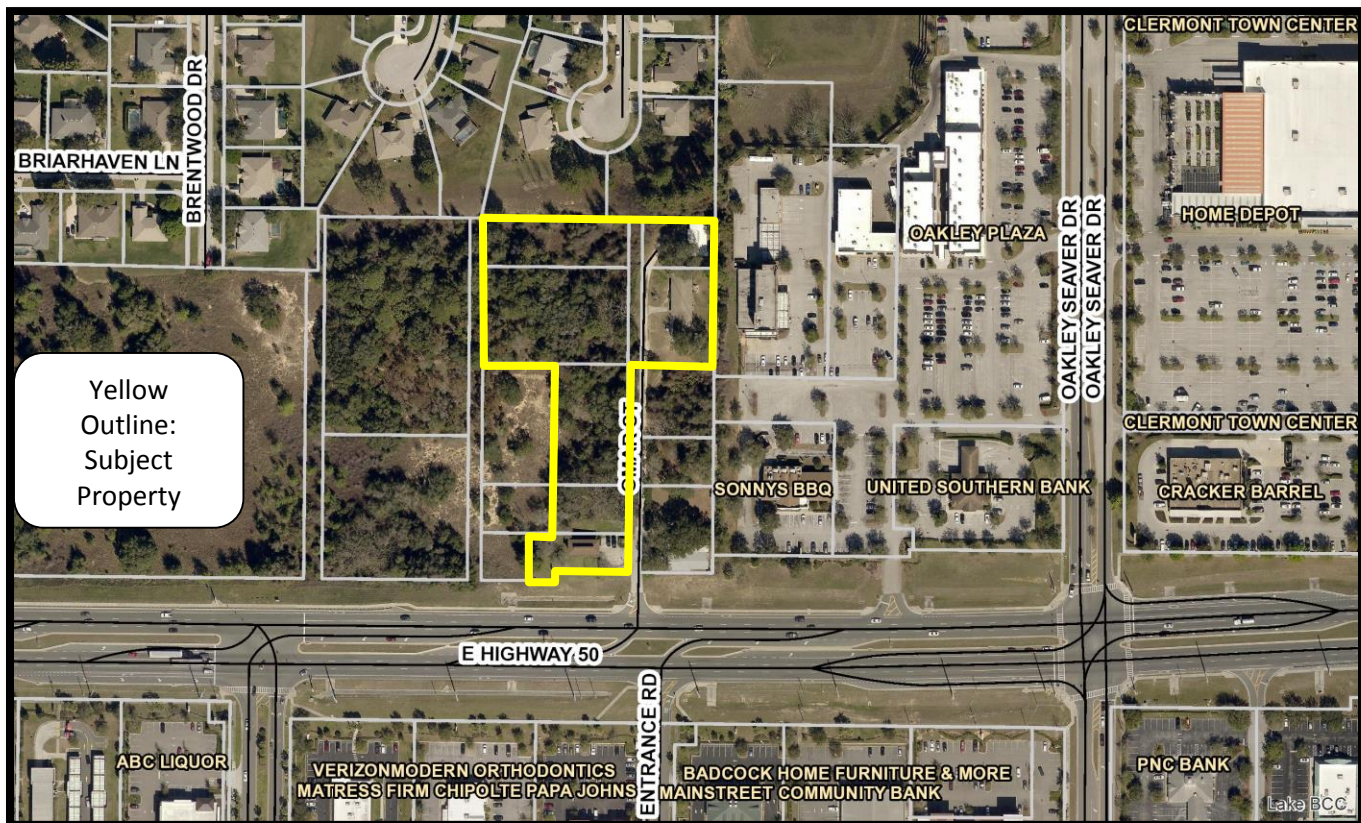
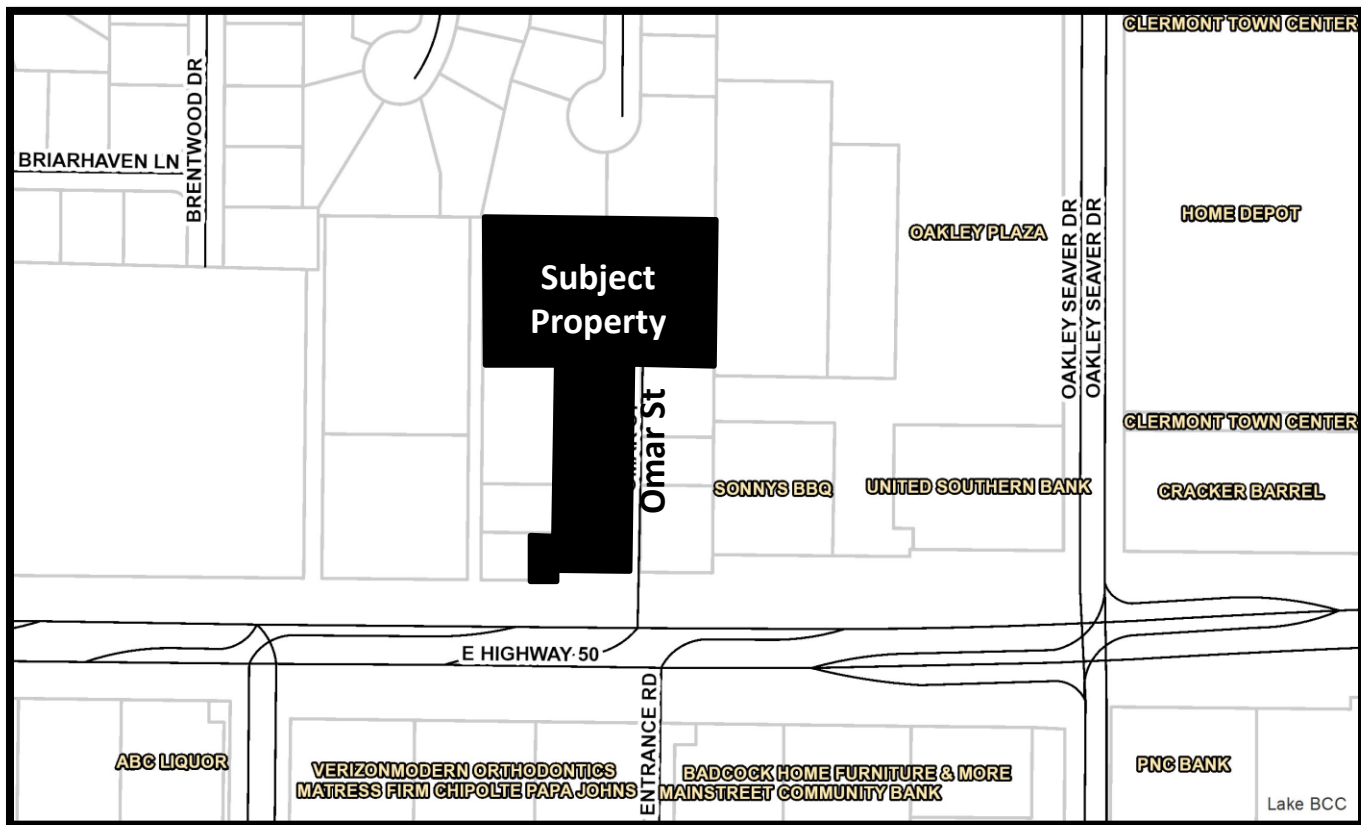




Exhibit – Future Land Use Map – Edward and Debra Jordan

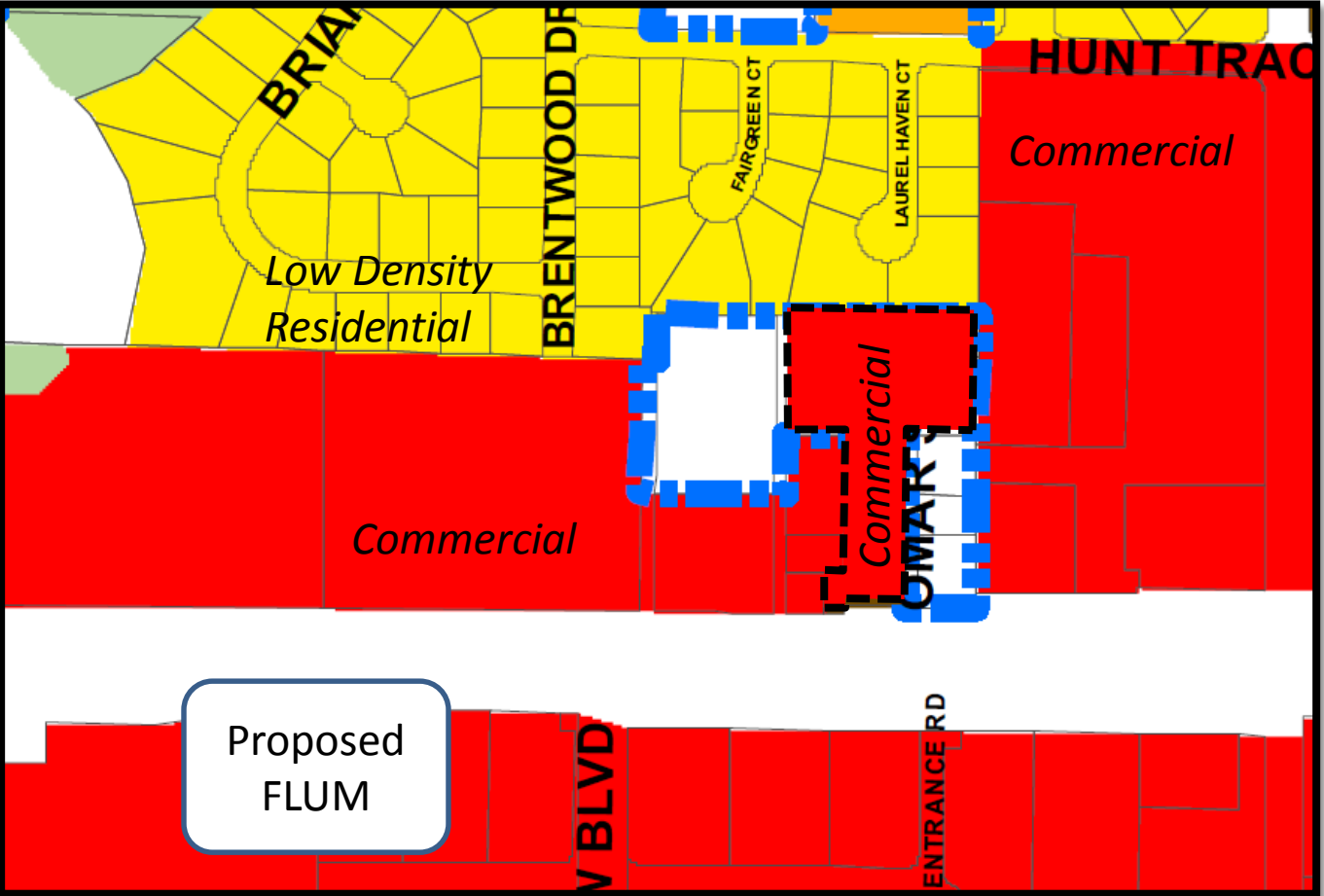
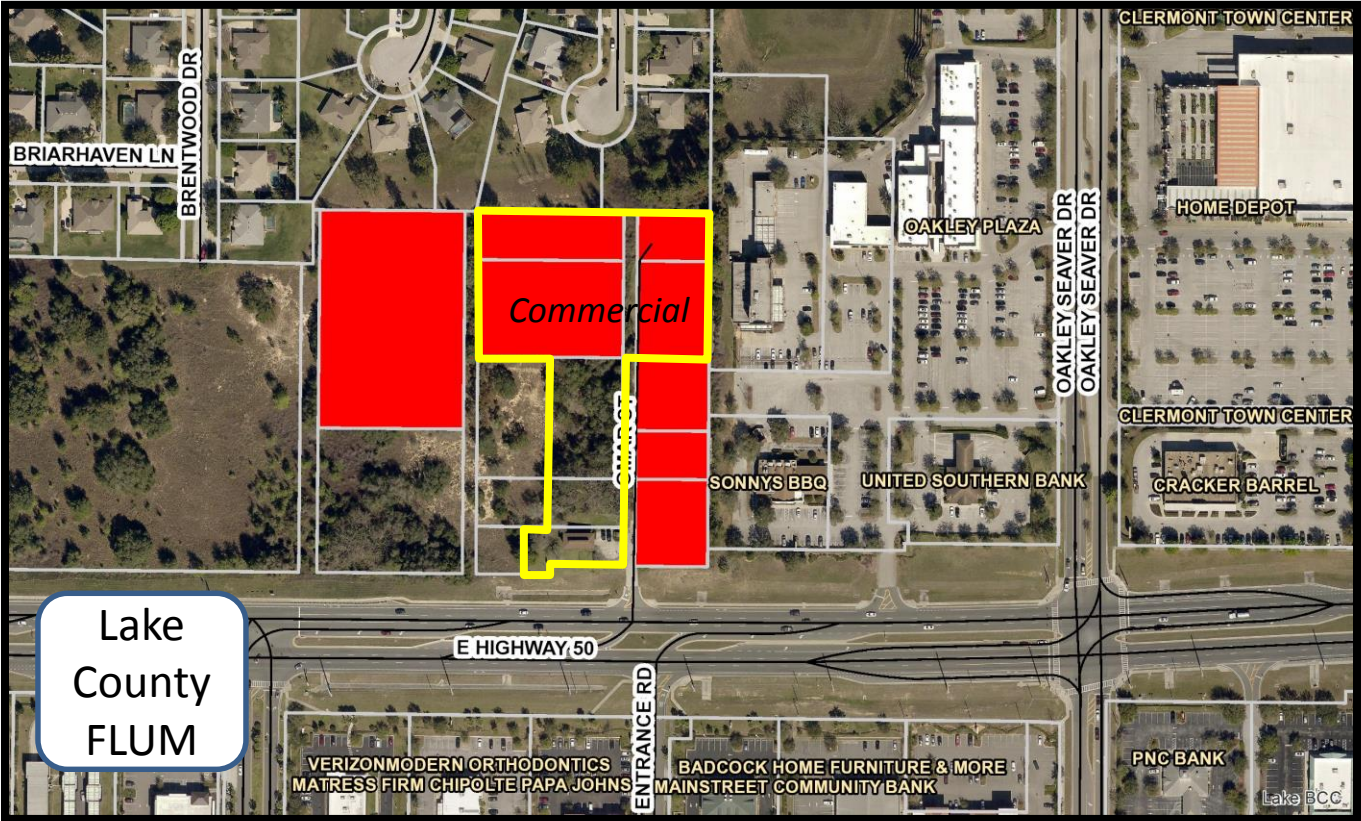
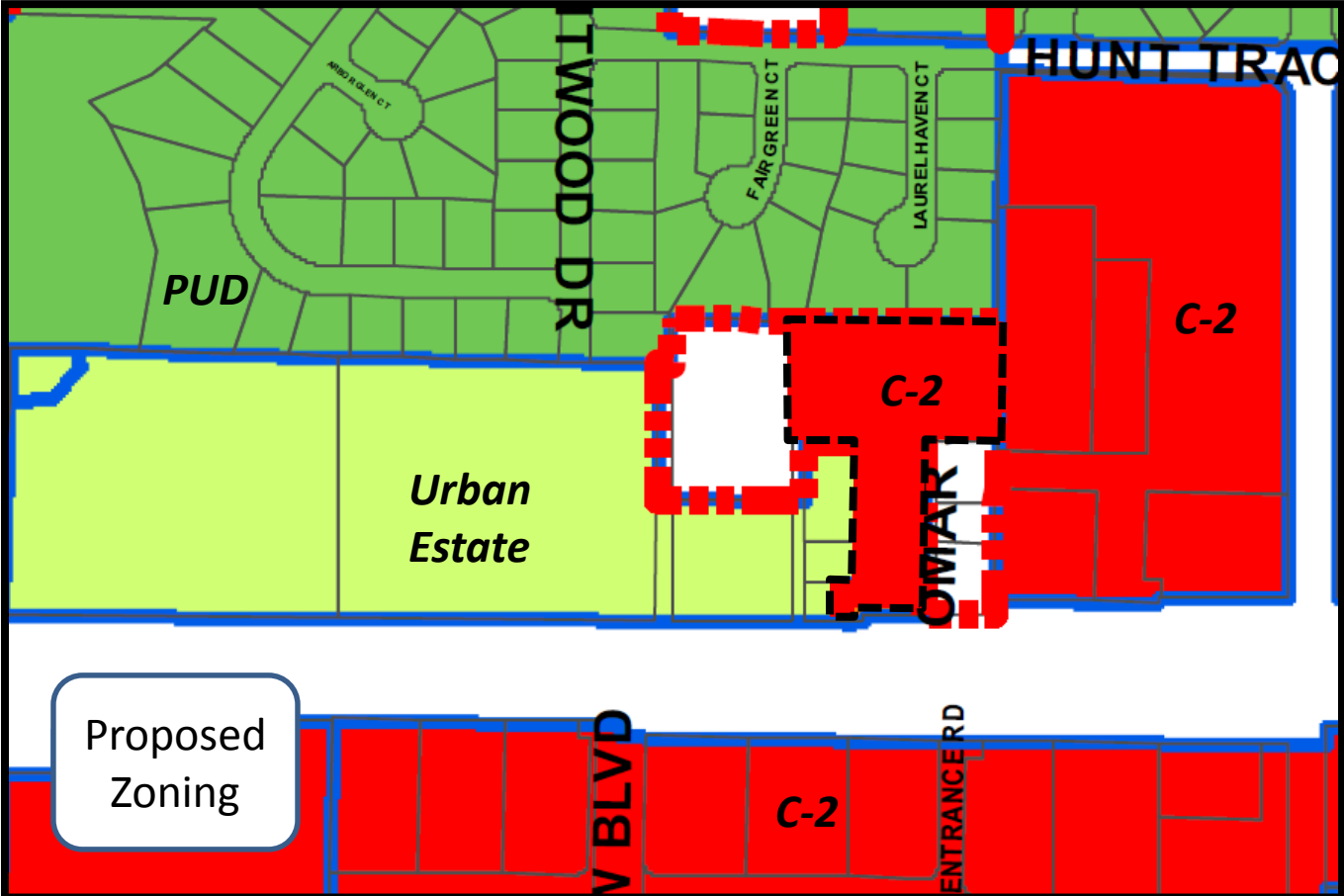
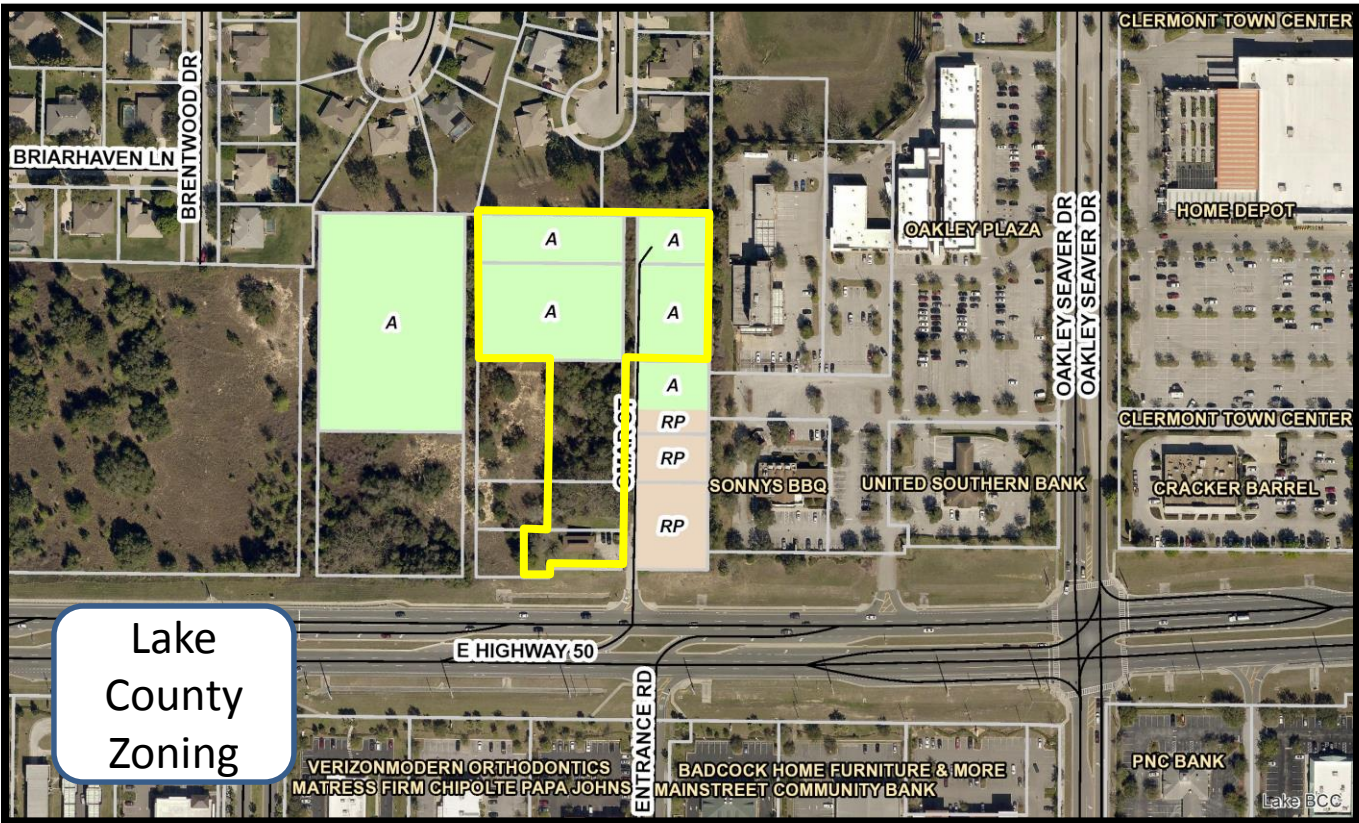
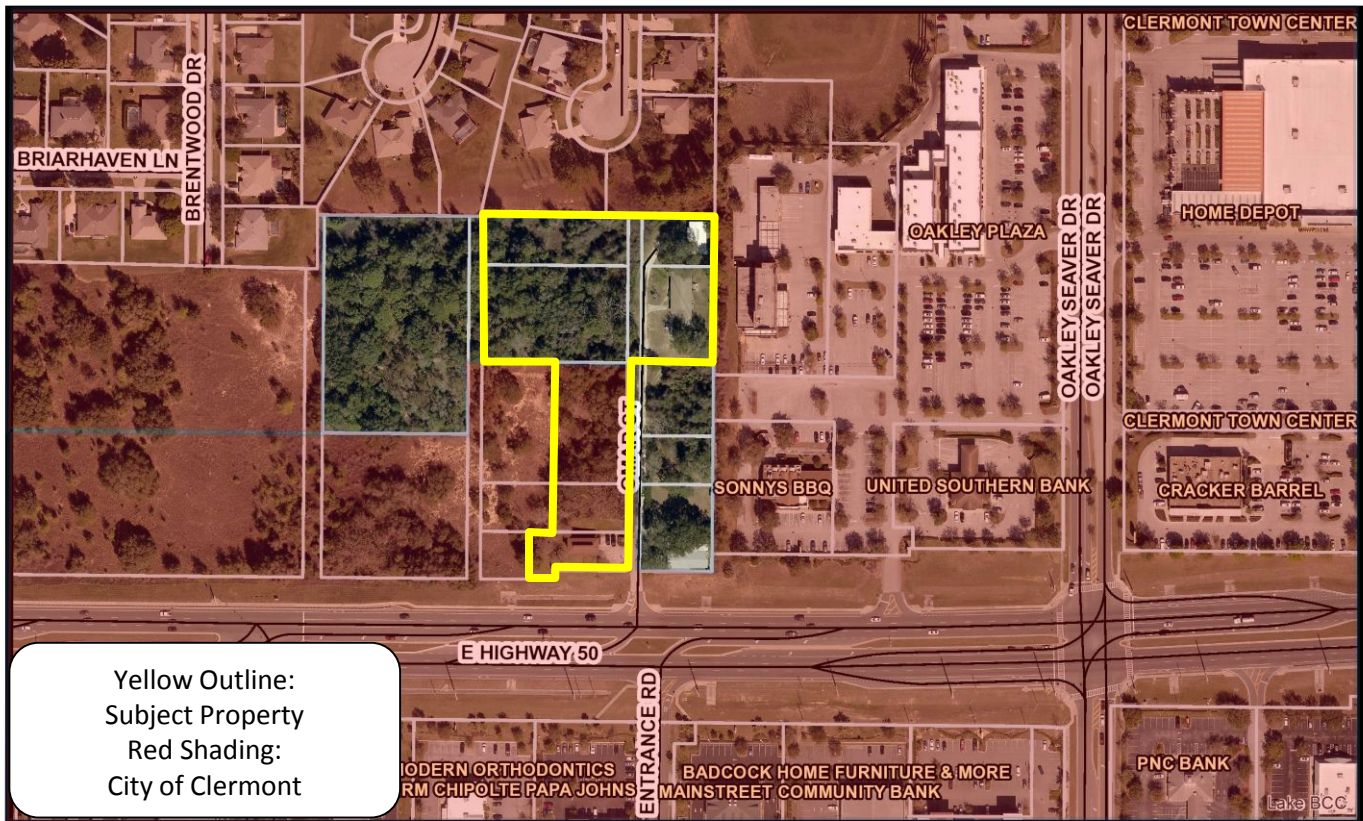
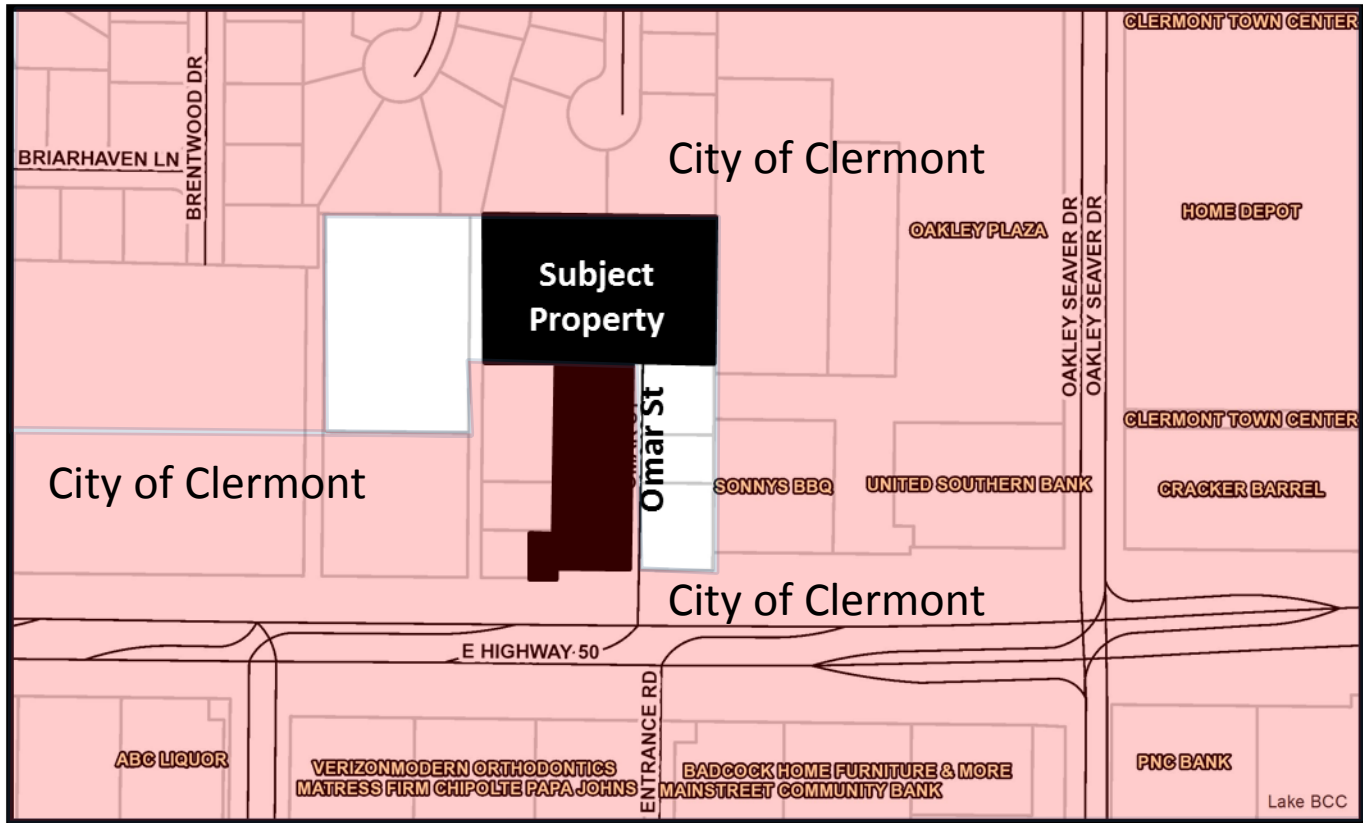




Exhibit – Zoning Map – Edward and Debra Jordan



# Exhibit - Annexation Map – Edward and Debra Jordan







**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
Application Instructions

**APPLICATION FEE:**

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement  
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement  
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

**APPLICATION PROCESS:**

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

**AMENDMENT TIME FRAME:**

- *Small Scale Amendments* and *Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



**A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.**

**Application Information Required**

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to [rchidlow@clermontfl.org](mailto:rchidlow@clermontfl.org)
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

**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



**CITY OF CLERMONT  
COMPREHENSIVE PLAN AMENDMENT  
Application**

DATE: April 16, 2018

FEE: \_\_\_\_\_

Project Name (if applicable): \_\_\_\_\_

Applicant: LPG Urban & Regional Planners, Inc.

Contact Person: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Edward Jordon, Trustee and Debra Jordan, Trustee

Address: 1460 E. Highway 50

City: Clermont State: FL Zip: 34711-3201

Phone: 352-394-1000 Fax: 352-394-2999

E-Mail: Edward@ePJordanlaw.com

General Location: 13836 Omar Street, Clermont, FL 347711

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 3.28 ± acres

Flood hazard area (yes) \_\_\_\_\_ and approx. acreage \_\_\_\_\_ (no) X

Existing (Actual) Land Use: Vacant commercial and residential

Existing Zoning: Agriculture and Residential Professional

Existing Future Land Use: Regional Commercial and Residential Office

Proposed Future Land Use: Commercial

Type of development proposed: Commercial, retail sales, offices



Proposed density (dwelling units/acre) or intensity: 80% ISR

Proposed Zoning District: General Commercial (C-2)

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

The property is located on the north side of Highway 50 within an existing area of commercial development. A portion of the site is being annexed into the City and the proposed future land use designation is consistent and compatible with the Lake County Future Land Use; therefore, no net change is anticipated.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

**\* \* \* \* \* 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.**

|                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>City of Clermont</b><br/>Development Services Department<br/>685 W. Montrose St.<br/>P.O. Box 120219<br/>Clermont, FL. 34712-0219<br/>(352) 394-4083 Fax: (352) 394-3542</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





**APPLICANT'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Greg Beliveau, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Regional Commercial & Residential Office to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Greg Beliveau  
Affiant - Applicant Name (print)

X [Signature]  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 30<sup>th</sup> day of April, 2018.

X [Signature]  
Notary Public, State of Florida at Large



Sherie D. Lindh  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG058426  
Expires 1/23/2021

My Commission Expires: 1/23/2021



**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Edward P. Jordan, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Regional Commercial & Residential Office Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Greg Beliveau to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Edward P. Jordan  
Affiant - Applicant Name (print)

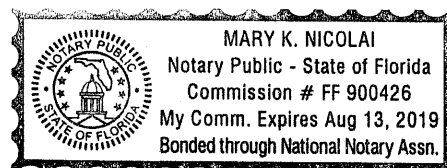
X [Signature]  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 16th day of April, 2018.

X Mary K. Nicolai  
Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_







# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Ordinance No. 2018-24 <i>Introduction</i><br><i>Jordan Rezoning</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Recommend introduction of Ordinance 2018-24.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <p>The applicant, Greg Beliveau with LPG Urban &amp; Regional Land Planners, Inc., is requesting a rezoning of the subject property. The property is approximately 3.28 +/- acres in size. This request is being heard concurrently with requests for annexation and a small scale comprehensive plan amendment.</p> <p>The northern portion of the property is located in Lake County and is currently zoned Agriculture. The property east of Omar Street is currently being used for single-family residential use. The property to the west of these homes is currently vacant. Upon annexation, the zoning would default to Urban Estate. The southern portion of the property on the west side of Omar Street is currently in the City with a zoning designation of R-3 Residential/Professional. A small office is currently on this portion of the property along SR 50. The applicant is requesting a change to C-2 General Commercial. The owner is requesting to develop the property as a mixed-use commercial development with all permitted C-2 uses allowed.</p> <p>The concept site plan was only provided to ensure the parcel could accommodate future development. This was submitted as a "fit test" to show buildings and parking could be laid out within the site.</p> <p>Staff has reviewed the applicant's proposal and believes general commercial uses at this location is compatible with the uses in the area. Therefore, staff recommends approval of the request for a rezoning to C-2 General Commercial.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| 1. 2018-24 Ed Jordan REZ FINAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2018-24 Ed Jordan REZ FINAL.doc    |                                |
| 2. Jordan Maps PZ CC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Jordan Maps PZ CC.pdf              |                                |
| 3. Jordan Concept 04-25-2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Jordan Concept 04-25-2018.pdf      |                                |
| 4. Signed Rezoning_Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Signed Rezoning_Application.pdf    |                                |





*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-24**

**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.**

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

**SECTION 1.**

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

**LEGAL DESCRIPTION**

Lots 4 through 7, less South 42 feet thereof, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida, less and except that portion of fee simple right of way described in OR Book 657, Page 473, Public Records of Lake County, Florida, less road right of way.

AND

Lots 49 through 54, Lots 62 through 67, and Lots 75 through 80, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida.

Containing a total of 3.28 Acres, more or less.

**LOCATION**

North and Northwest of the intersection of SR 50 and Omar Street  
Alternate Keys 1695813, 1695872, 1695881, 1695899, 1695911, 2587199, and 2691280

**From: Lake County Agriculture District and  
City of Clermont Residential/Professional District  
To: City of Clermont C-2 General Commercial District**

**SECTION 2.**

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.



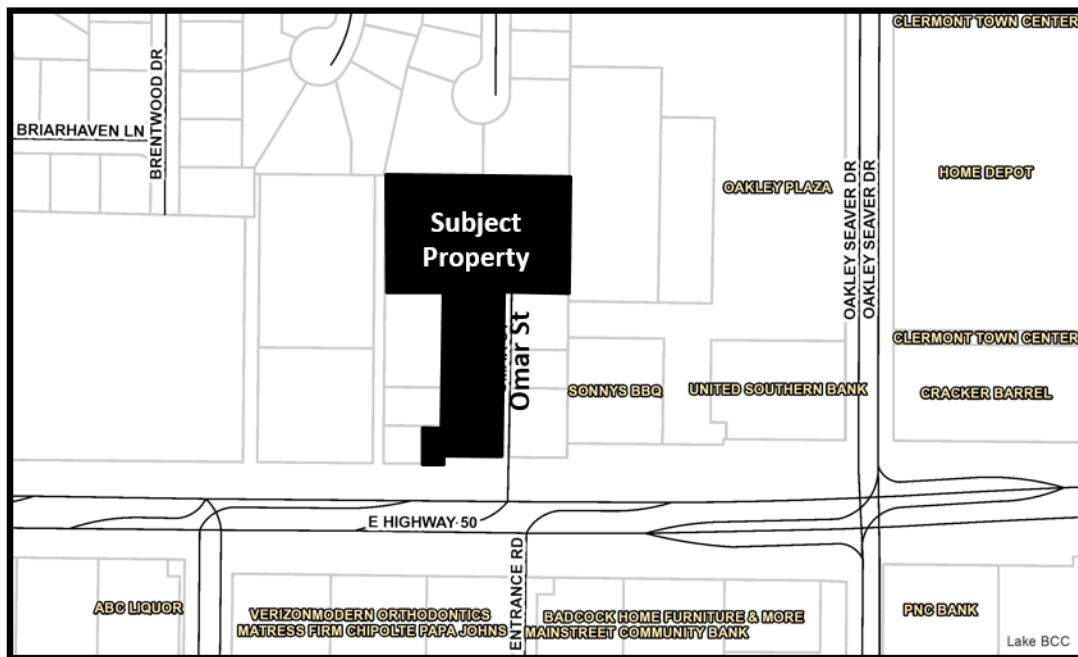
**SECTION 3.**

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.**

The provisions of this Ordinance shall be effective as provided by law.

Location map:





*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-24**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 26th day of June, 2018.

CITY OF CLERMONT

---

Gail L. Ash, Mayor

ATTEST:

---

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

# Exhibit - Location Map – Edward and Debra Jordan

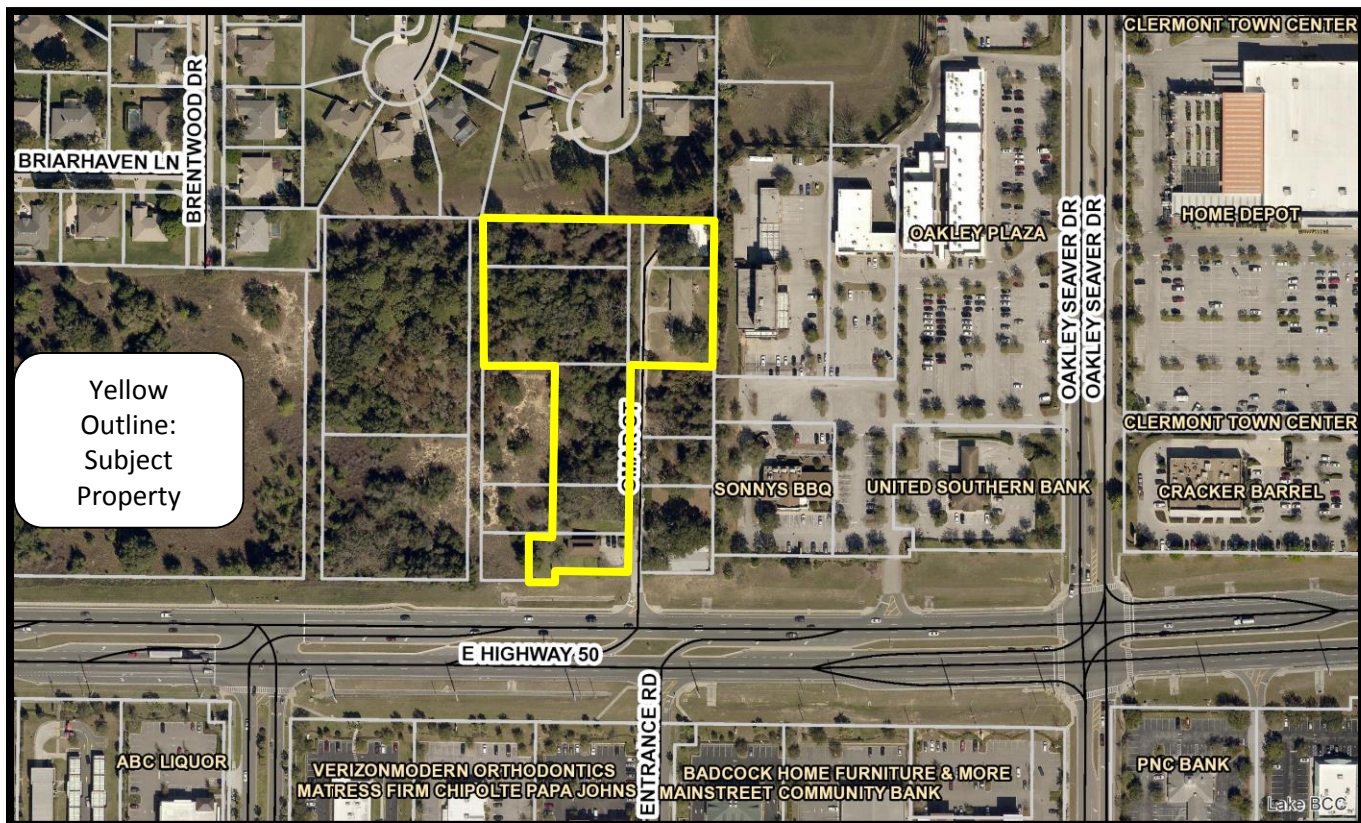
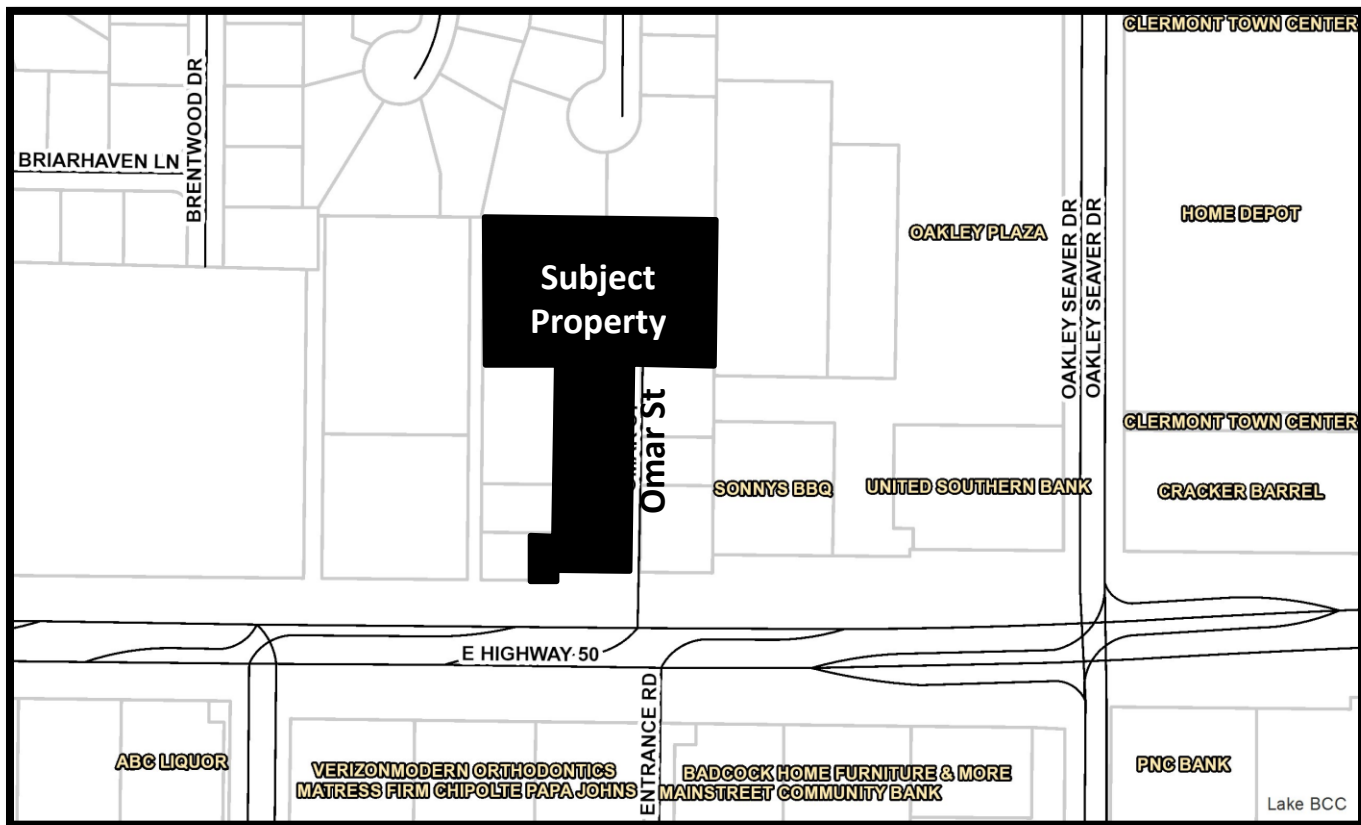
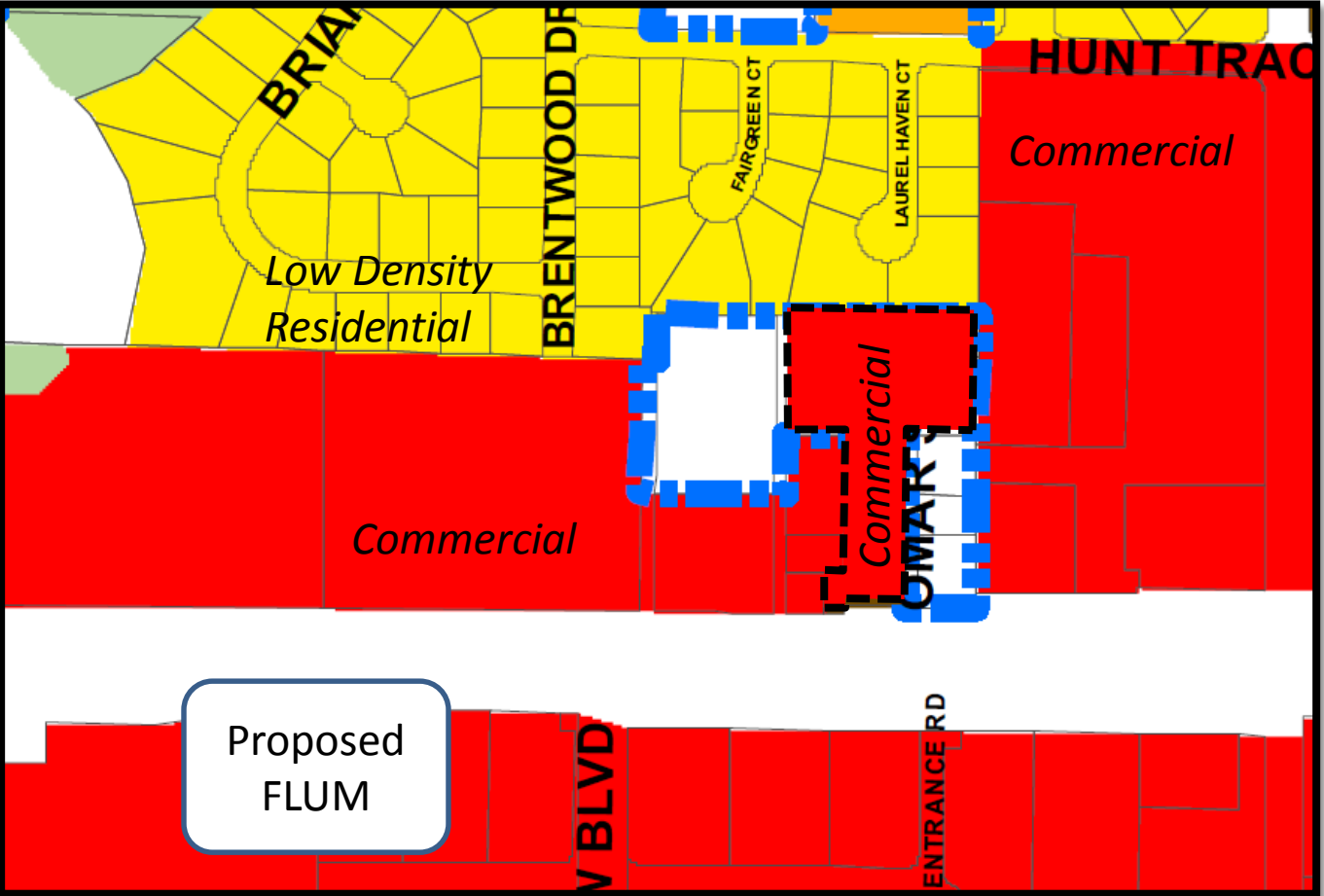
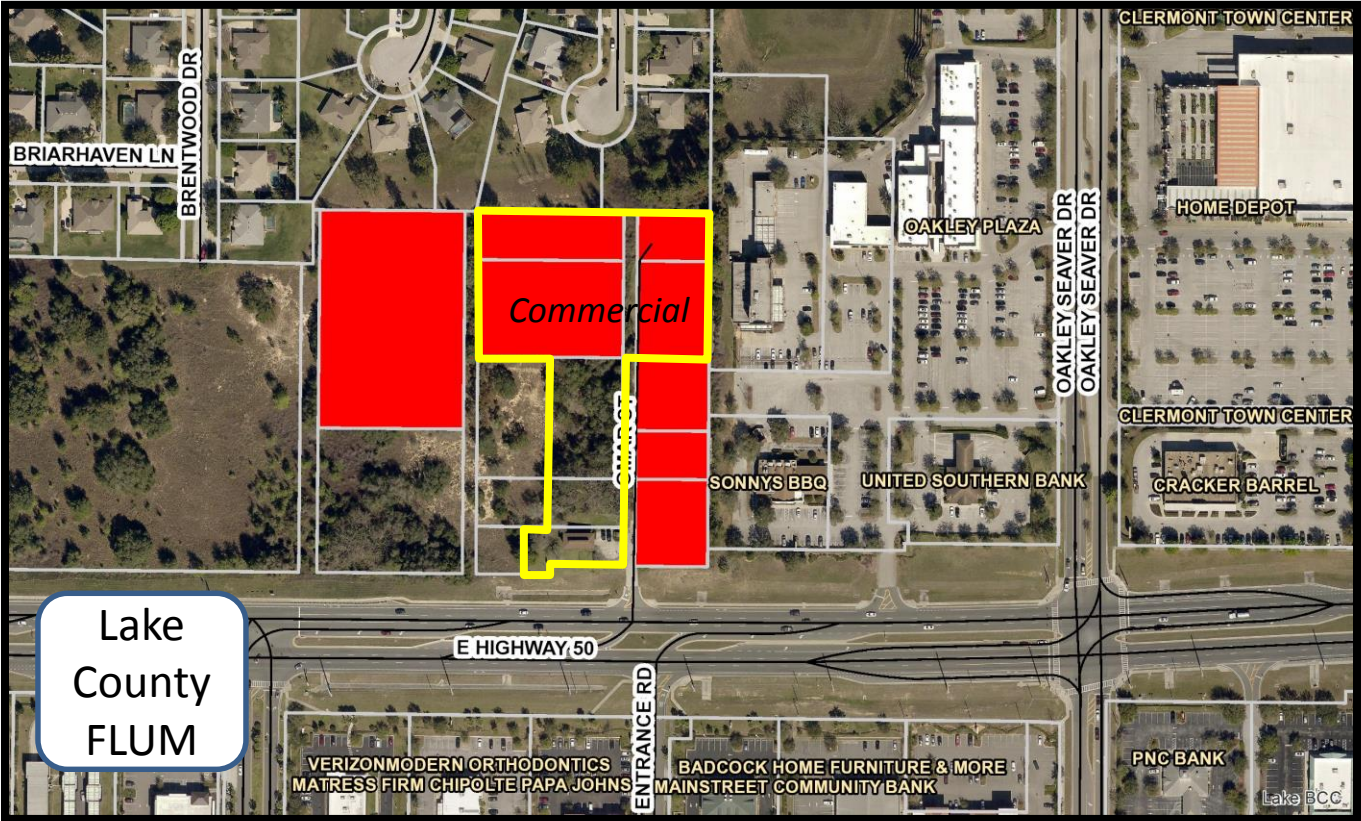
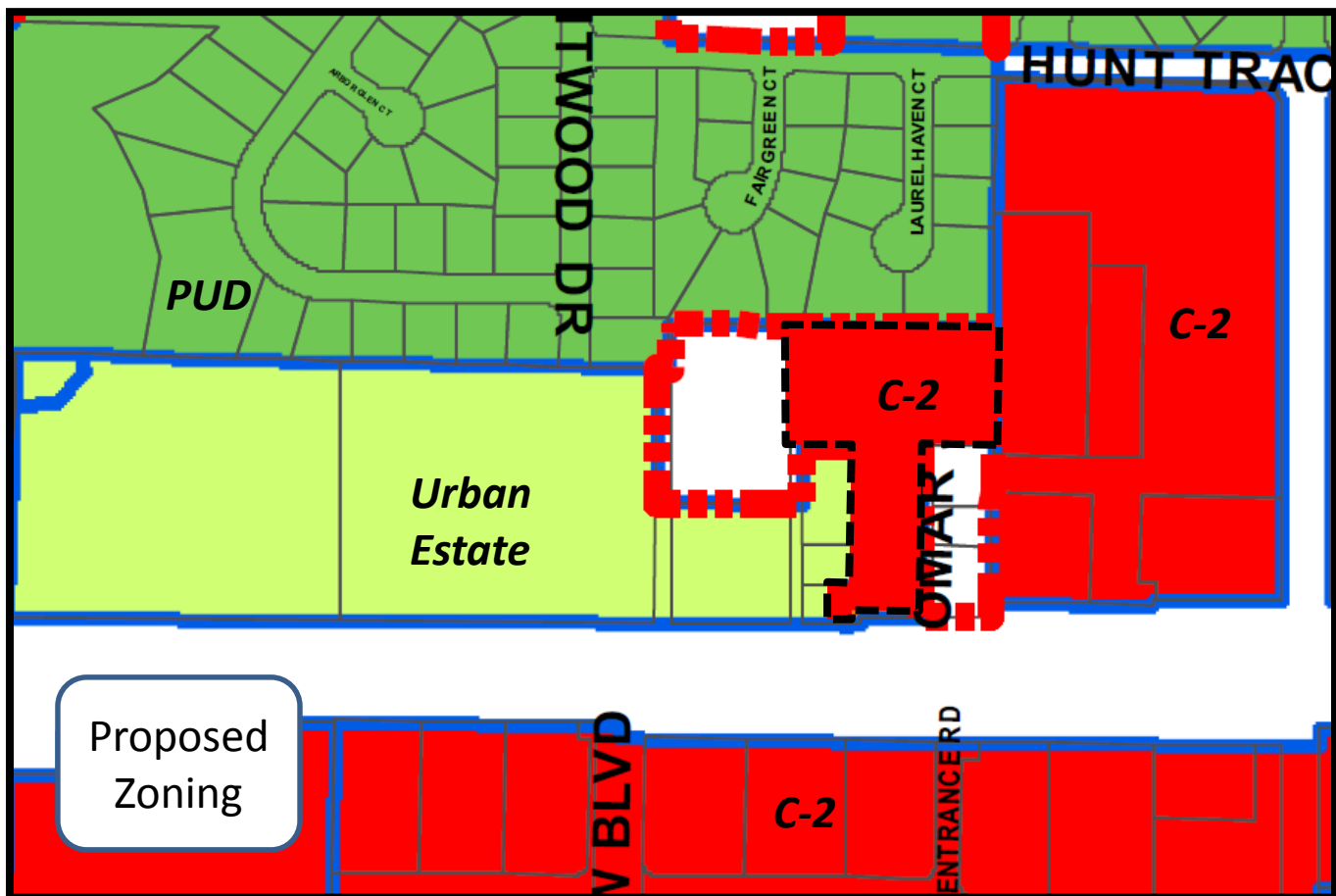
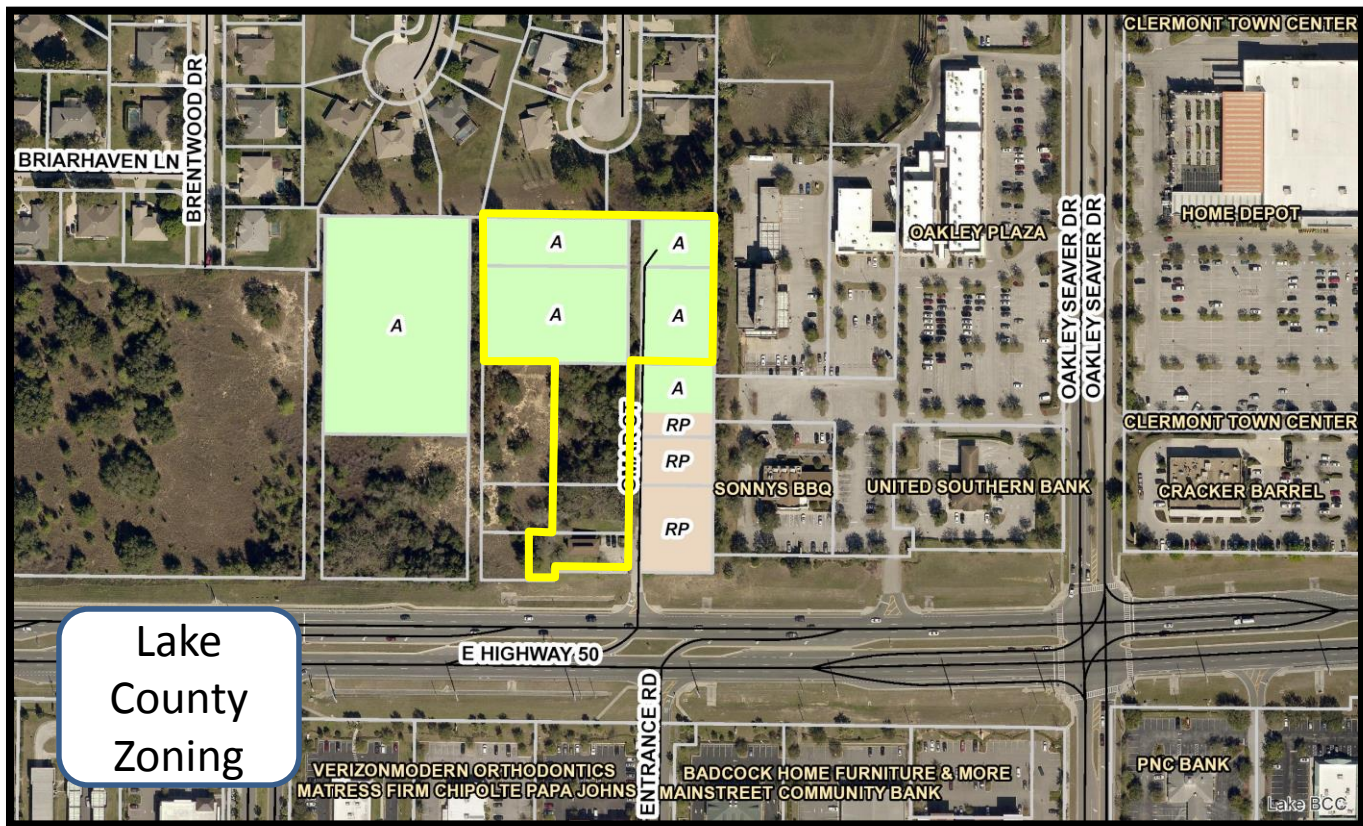




Exhibit – Future Land Use Map – Edward and Debra Jordan

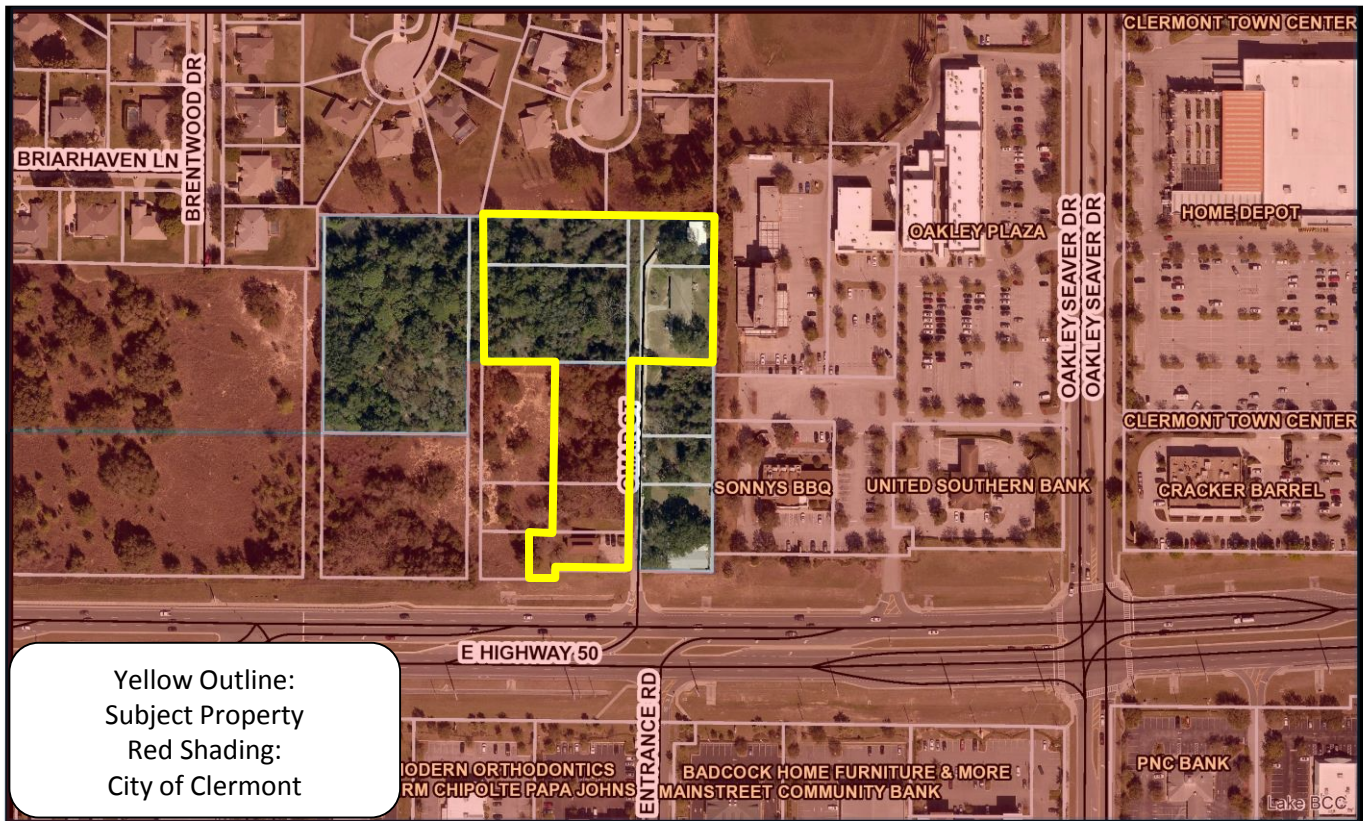
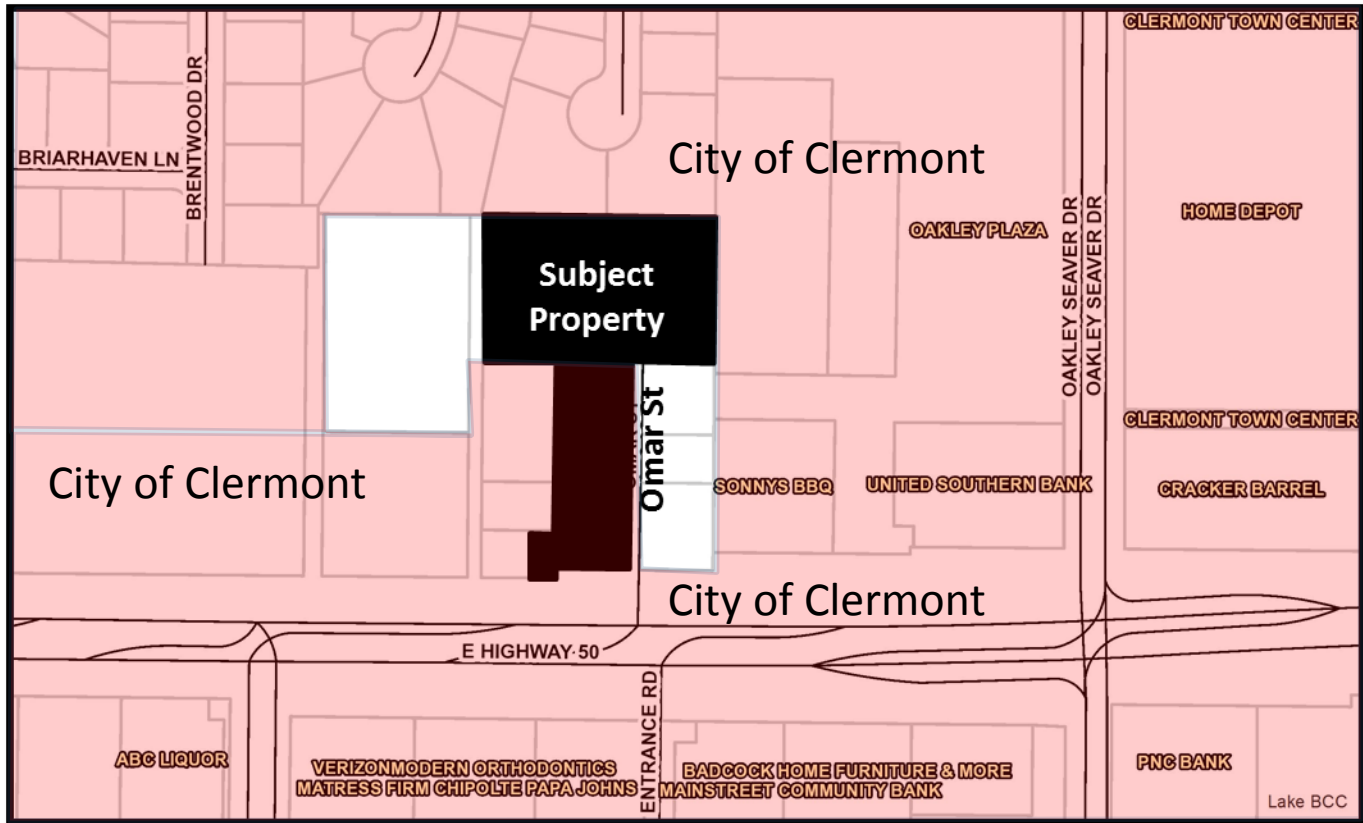


# Exhibit – Zoning Map – Edward and Debra Jordan





# Exhibit - Annexation Map – Edward and Debra Jordan



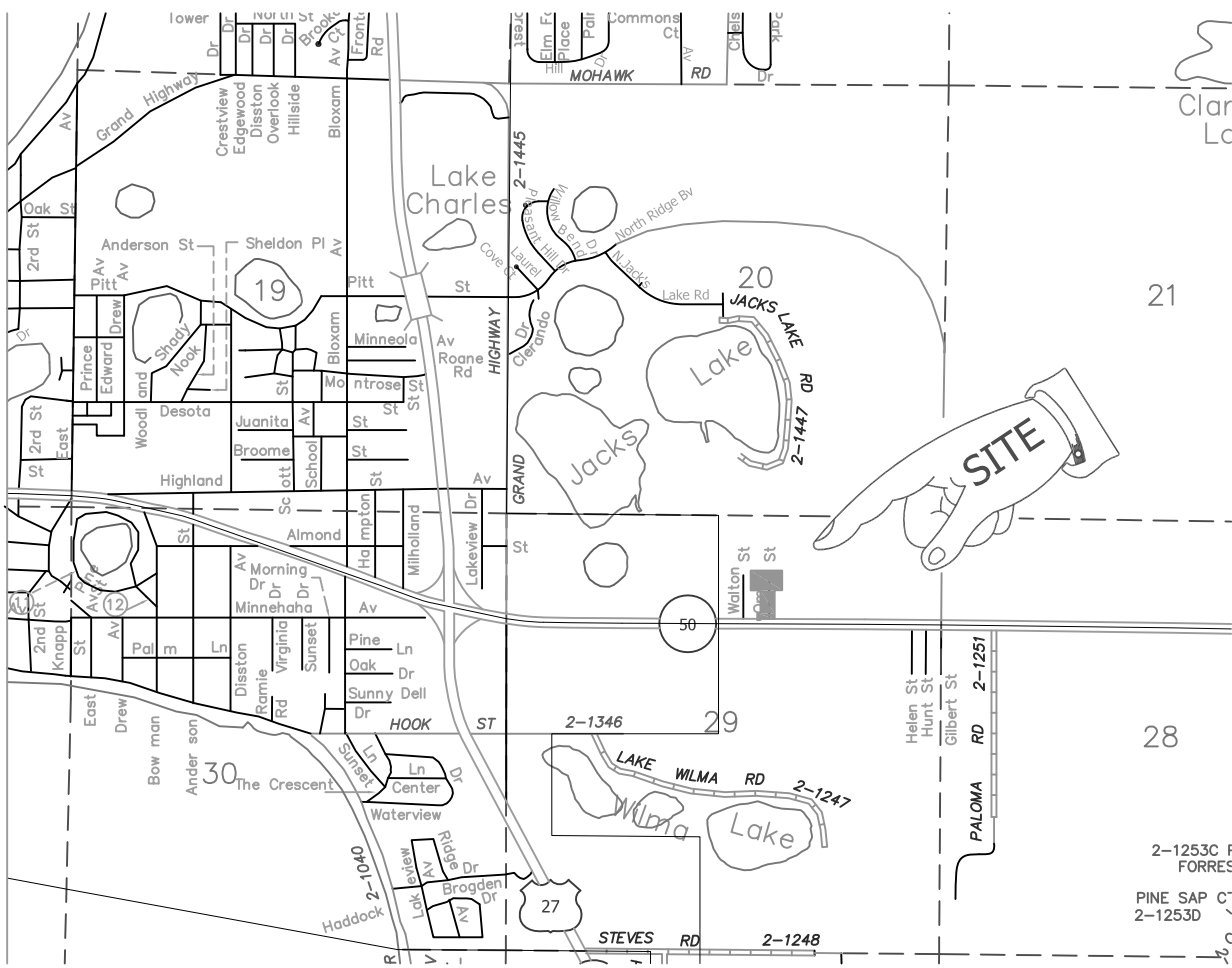


PUD

UE

C2

RP



Location Map  
no scale

Owner:  
Edward P Jordan II and Debra L Jordan, Trustee  
8812 Lake Glona Ct.  
Clermont, Florida 34711

Notes:

Total acreage: 3.28 acres+/- (142,877 square feet+/-)  
Zoning of parcel: Lake County A/RP, Clermont R-3  
Proposed Zoning: City of Clermont C-2  
Adjacent Zoning:

North - Clermont PUD  
South - Clermont C2  
East - Clermont UE A  
West - Clermont C2

Proposed Land Use: Mixed Use Commercial Development  
Proposed Use: Mixed use commercial/office 19,000 SF  
100 year flood elevation: NA

Wetland acreage: NA  
Open Space: 0.66 acres - 20%

Notes:

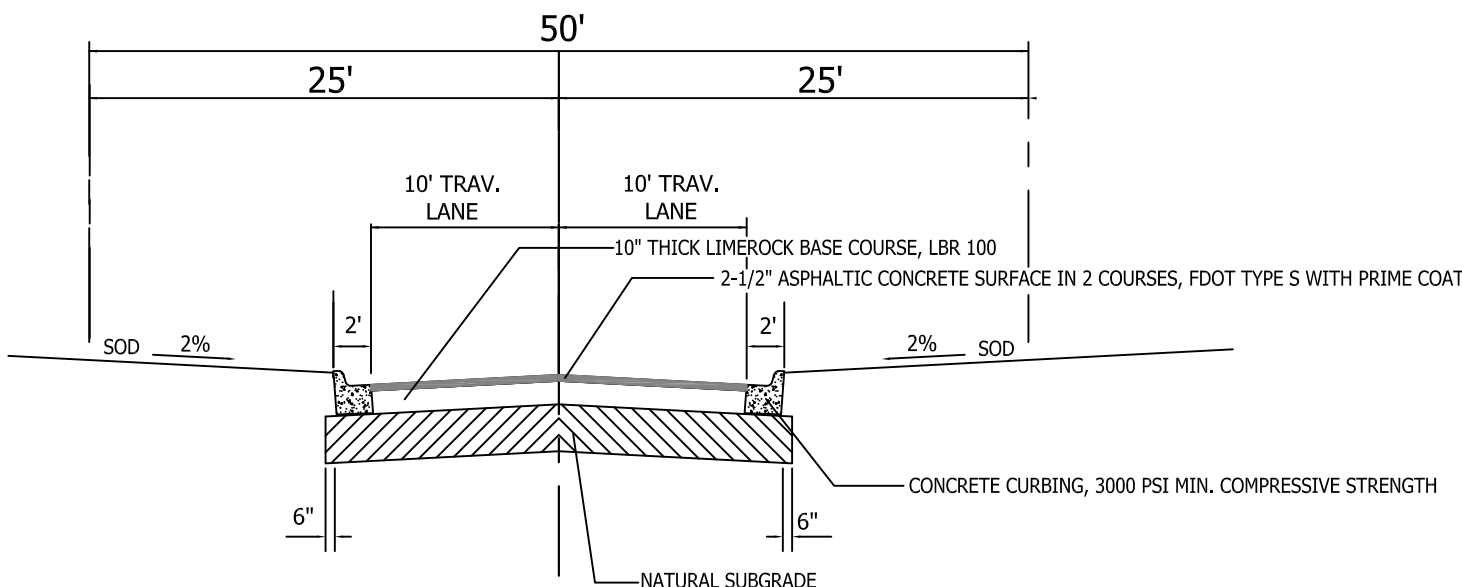
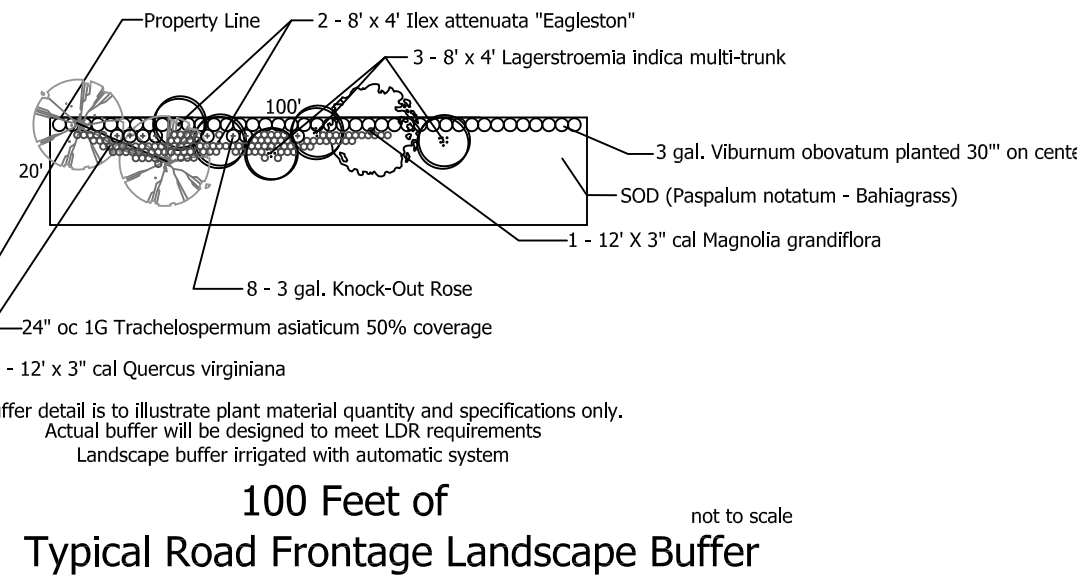
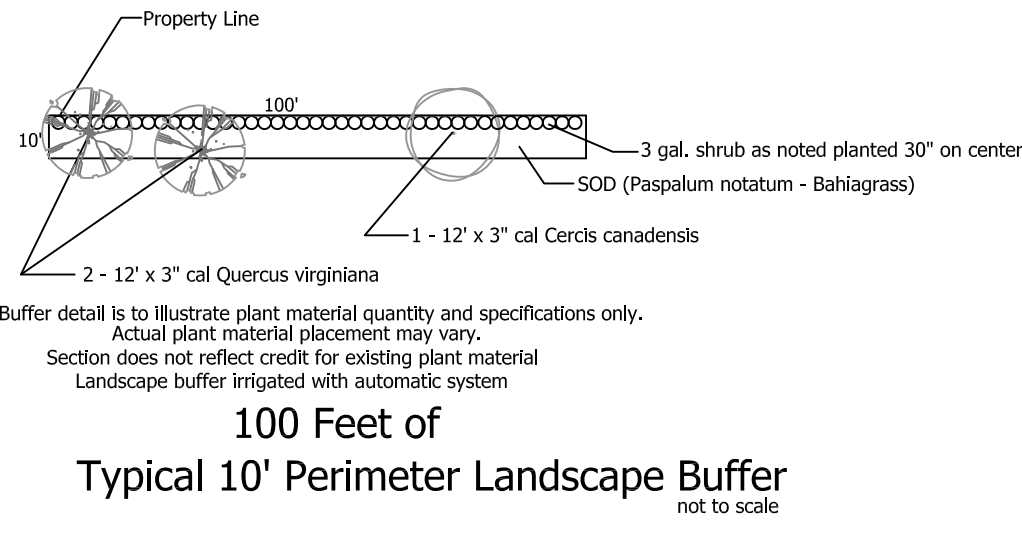
- \* This plan is conceptual in nature and is subject to change due to engineering and other influences\*
- \* Maximum commercial FAR .25
- \* Maximum commercial ISR .8
- \* Proposed ISR .5
- \* Maximum allowable building height 55'
- \* Commercial building setbacks:
  - From Arterial Road - 50'
  - Front - 25'
  - Rear - 25'
  - Side - 12' (a total of 24' between buildings)
  - Street Side - 25'
- \* Buffers:
  - North - 20'
  - South - 20'
  - East - 10'
  - West - 10'
- \* Utilities, water, sewer and fire protection will be provided by City of Clermont
- \* Stormwater mangement will be through a system of swales and retention ponds as required.
- \* Existing vegetation to be utilized in landscape buffers wherever possible.
- \* Project to be constructed in multiple phases
- \* Parking - 1 space per 200 sf.
- \* Parking spaces required - 95
- \* Parking spaces provided - 95
- \* All permitted C-2 uses allowed

Legal Description:

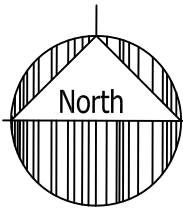
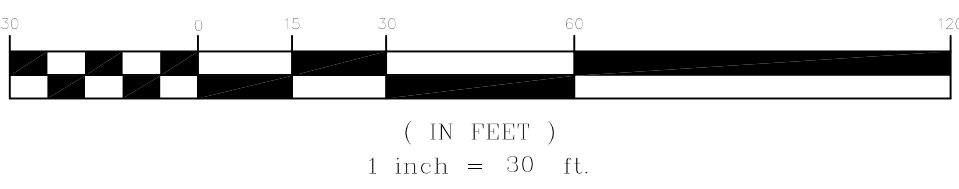
Lots 4 through 7, less South 42 feet thereof, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida, less and except that portion of fee simple right of way described in OR Book 657, Page 473, Public Records of Lake County, Florida, less road right of way.

AND

Lots 49 through 54, Lots 62 through 67, and Lots 75 through 80, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida.



April 25, 2018  
GRAPHIC SCALE



Conceptual Development Plan

Jordan Property

Clermont, Florida

Urban & Regional Planners, Inc.  
1162 CAMP AVENUE - MT. DORA, FL 32757  
(352)385-1940 / FAX (352)383-4824

File: 1698-1 Jordon Concept 04-25-2018.dwg

1 of 1



**CITY OF CLERMONT**  
**REZONING**  
**FILING INSTRUCTIONS**

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1<sup>st</sup> day of the month; Complete applications may then be scheduled for Public Hearings the following month - on the 1<sup>st</sup> Tuesday (Planning & Zoning Commission), 2<sup>nd</sup> Tuesday (City Council first reading only) and 4<sup>th</sup> Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearings.

**A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.**

**The Applicant shall provide the following information with this application:**

- ▶ Completed application. Include all signatures:
  - ◇ Applicant's signature (if different from owner of record)
  - ◇ Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application.
- ▶ Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- ▶ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on rezoning)
  - a. Name, address and phone number of the applicant.
  - b. North arrow, date and scale.
  - c. Property lines, existing structures, proposed structures and contiguous streets.
  - d. A short description of the proposed structural usage.
  - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- ▶ Fee: \$542.<sup>00</sup> plus the cost of the advertisement



**CITY OF CLERMONT**  
**REZONING**  
**APPLICATION**

DATE: April 16, 2018

FEE: \$542.<sup>00</sup>  
+ cost of advertisement

PROJECT NAME (if applicable): Edward Jordan

APPLICANT: Greg Beliveau, LPG Urban & Regional Planners, Inc.

CONTACT PERSON: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Edward Jordan, Trustee and Debra Jordan, Trustee

Address: 1460 E Highway 50

City: Clermont State: FL Zip: 34711-3201

Phone: 352-394-1000 Fax: 352-394-2999

Address of Subject Property: 13836 Omar Street

Legal Description (include copy of survey): See Attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Acreage: 3.28 +/- Land Use: Commercial  
(City verification required)

Present Zoning: Ag and R-3 Proposed Zoning: C-2  
(City verification required)



**CITY OF CLERMONT**  
**REZONING**  
**APPLICATION**  
Page 2

**Answers to the following questions are required to complete this application.**

What are you proposing to do that would require a rezoning?

An annexation and small scale comp plan amendment has been filed simultaneously with this application.  
In order to comply with the comprehensive plan a rezoning is required. The subject site is within an existing area  
of commercial development and the proposed rezoning would be consistent with the comprehensive plan and the  
general area.

Greg Beliveau  
Applicant Name (print)

x [Signature]  
Applicant Name (signature)

Edward Jordan  
Owner Name (print)

x [Signature]  
Owner Name (signature)

**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



## Advertising Receipt

The Daily Commercial  
PO Box 490007  
Leesburg, FL 34749-0007  
Phone: (352) 365-8200  
Fax: (352) 365-1951

CITY OF CLERMONT  
Cristina Andres  
P.O. BOX 120219  
CLERMONT, FL 34712

Account Number: 7101866  
Order Number: 10076890  
Phone: (352) 241-7331  
Date: 05/15/18  
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

| Description                                                                   | Start      | End        | Total    |
|-------------------------------------------------------------------------------|------------|------------|----------|
| LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler | 05/29/2018 | 06/12/2018 | \$264.04 |

### LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

#### ORDINANCE NO. 2018-24

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, an effective date and publication.

### LOCATION

North and Northwest of the intersection of SR 50 and Omar Street Alternate Keys 1695813, 1695872, 1695881, 1695899, 1695911, 2587199, and 2691280

### LEGAL DESCRIPTION

Lots 4 through 7, less South 42 feet thereof, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida, less and except that portion of fee simple right of way described in OR Book 657, Page 473, Public Records of Lake County, Florida, less road right of way.

### AND

Lots 49 through 54, Lots 62 through 67, and Lots 75 through 80, Walton Subdivision according to the map or plat thereof, as recorded in Plat Book 8, Page 5, Public Records of Lake County, Florida.  
Containing a total of 3.28 Acres, more or less.

FROM: Lake County Agriculture and City R-3 Residential/Professional District

TO: City C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, June 5, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, June 12, 2018 at 6:30 p.m. for Introduction and on Tuesday, June 26, 2018 for Final Adoption. All meetings will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you 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

Ad No: 10076890  
May 29, 2018 &  
June 12, 2018

| Payment Info   |          |
|----------------|----------|
| Ad Price       | \$264.04 |
| Tax            | \$0.00   |
| Sub Total      | \$264.04 |
| Prepaid Amount | \$0.00   |
| Balance Due    | \$264.04 |



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Tuesday, June 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| Ordinance No. 2018-25 <i>Introduction</i><br><i>Victory Pointe Condominiums Rezoning</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <p>Recommendation</p> <p>Staff has reviewed the applicant's proposal for an amendment to the PUD and believes the proposed increase in density at this location is compatible with the existing residential and commercial uses in the downtown. Staff has reviewed and is in agreement the project is in accordance with the vision of the Downtown and Waterfront Master Plan and meets the Comprehensive Plan. Staff has found the proposed PUD amendment meets the standards in regards to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance for PUD Amendment to be developed in substantial accordance with the conceptual plan prepared by Germana Engineering and Associates, LLC., dated 03/29/2018.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <p>The Applicant, Victory Pointe LLC, has submitted an application for PUD amendment. The application requests a density amendment to the existing Victory Pointe LLC PUD to modify the density to allow for 17-units. At 25 du/ac, the current PUD would only allow for 16 total dwelling units. Included in this staff report is the application materials from the PUD approved on April 10, 2018, Revised Application and Materials dated May 23rd 2018, Community Benefit Agreement, Neighborhood Compatibility Review and Compatibility Review. In order to achieve a density above 25 du/ac, the Land Development Code (LDC) provides a density bonus provision wherein projects may be awarded density bonus for achieving certain minimum requirements and achieving superior outcomes on designated project elements.</p> <p>Background and Analysis</p> <p>On April 10, 2018 the Applicant, Victory Pointe LLC, received City Council approvals for the following:<br/>Ordinance to change the future land use from Medium Density Residential to Downtown Mixed Use for a 0.20 +/- acre parcel located northwest of the intersection of Montrose Street and 10th Street.</p> <p>Ordinance to rezone 0.649 +/- acre from Central Business District and R-3 Residential Professional to Planned Unit Development (PUD) for condominiums located northwest of the intersection of 10th Street and Montrose. The PUD land use and specific conditions provided the project to achieve a density of up to 25 units per acre within the project and (17) 17, single-family condominiums.</p> <p>Proposed Application</p> <p>The Applicant, Victory Pointe LLC. has provided a survey demonstrating the site contains .649 acres. At 25 du/ac maximum, the density calculation for the site area can only support 16.225 dwelling units, which results in a 16 unit project. Since the LDC provides density bonus provisions to allow up to 40 du/ac, the applicant is applying to amend the PUD to allow for one additional unit for a total of .17 condominium units via the density bonus method. If approved, the resulting density would be 26.2 du/ac.</p> |  |



## Project Analysis

The proposed PUD amendment allowing for 17 single family units and a 26.2 DU/Acre per the Land Development Code Sections 112-249 would conform to the Land Development Code. The proposed PUD amendment complies to the 5-mandatory criteria in the Land Development Code Section 122-249, which requires the following:

The project will be condominium ownership; (2) the construction will consist of durable, high-quality materials, (3) the use of urban design/architecture is incorporated into the site, (4) pedestrian connection and improvements are incorporated into the project, and (5) a trail connection from the project to the adjoining City property.

The applicant has made no changes to the site plan submitted with the original PUD dated April 10, 2018. The applicant has provided a conceptual site plan, prepared by Germana Engineering and Associates, LLC., dated 03/29/2018, depicting the layout of the building and both parking under the condo units along with onsite parking. The project will consist of one four-story building with a total of 17 condominium units. Level 1 will consist of under structure parking, storage for bicycles, elevator entrance and two stair wells. Levels 2, 3 & 4 will consist of the two bedroom condos, with a maximum of 17 residential, single-family units.

The proposed PUD amendment does require a Community Benefit Agreement. The Community Benefit Agreement per the Land Development Code section 122-249 requires the following:

Bonus density may be awarded to a project based upon successful compliance with one or more of the following criteria listed below. Each project must demonstrate that the inclusion of one or more of the following criteria justifies an increase in density. The city shall consider the entirety of the project and the manner in which the project exceeds minimum city standards for development within the Central Business District. Those projects exemplifying maximum and superior utilization of the bonus criteria below may be awarded a higher density. The determination of the final allowable maximum density includes consideration of the criteria below as well as compliance with the neighborhood compatibility criteria below.

Staff has identified the proposed PUD amendment allowing for 17 condominium units and 26.2 du/ac demonstrates attainment of four (4) of the eight (8) criteria:

(1) Streetscape. Streetscape treatment that meets the city's downtown streetscape plan or exceeds the minimum standards normally required of the development's location.

Result: Not Applicable

(2) Transit. The site is proximate ( $\frac{1}{4}$  to  $\frac{1}{2}$  mile) to a sheltered transit stop. This criterion may be waived until such time as transit service is more fully provided within the downtown corridor.

Result: Not Applicable

(3) Parking structure. Parking garage is located such that it is interior to the site or lined with habitable space along all street-facing façades.

Result: Qualifies. Structured parking is being provided. The parking garage is entirely contained within the building column.

(4) Public parking. The project provides parking beyond the minimum required by code to accommodate public parking in the downtown.

Result: Not Applicable

(5) Environmental sustainability. Site design and building materials that exceed the minimum environmental sustainability requirements in place at the time of development. Such enhancements should consider energy efficiency, storm water design, solar, solar roofs or other renewable energy sources, recycling, and sustainable materials options, all of which should be judged against the best-available technology and any relevant and generally accepted environmental certification programs.

Result: Qualifies. (Project Conforms)

(6) Public open space. Publicly accessible and functional open space that is open to the sky and at least 2,500 square feet in area.

Result: Not Applicable

(7) Public art/cultural facilities. The project includes a prominent component of public art or provides space to support community cultural activities, all accessible to the public. The applicant may proffer a payment in lieu of this criterion subject to a fund established by the city for use consistent with the intent of this provision.

Result: Not Applicable

(8) Landscaping. A landscaping plan that exceeds the minimum city requirements.

Result: Qualifies. Project Conforms

Staff conducted both a compatibility review and Neighborhood Compatibility Report and found the project to be consistent with the context and character with neighboring Central Business District businesses and residential uses.

#### Recommendation

Staff has reviewed the applicant's proposal for an amendment to the PUD and believes the proposed increase in density at this location is compatible with the existing residential and commercial uses in the downtown. Staff has reviewed and is in agreement the project is in accordance with the vision of the Downtown and Waterfront Master Plan and meets the Comprehensive Plan. Staff has found the proposed PUD amendment meets the standards in regards to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance for PUD Amendment to be developed in substantial accordance with the conceptual plan prepared by Germana Engineering and Associates, LLC., dated 03/29/2018.

#### Additional Analysis

#### Fiscal Impact Summary

#### Fiscal Impact

#### Fund Number and Description

#### Available Budget Amount

#### Exhibits Attached (copies of original agreements)

- |    |                                   |                                       |
|----|-----------------------------------|---------------------------------------|
| 1. | CBA Victory Pointe                | CBA Victory Pointe.docx               |
| 2. | Victory Pointe PUD Maps June 2018 | Victory Pointe PUD Maps June 2018.pdf |
| 3. | Victory Pointe Ord. 2018-25       | Victory Pointe Ord. 2018-25.doc       |
| 4. | Ad                                | REVISED REZ.pdf                       |

Attachment  
Community Benefit Agreement (CBA)  
Victory Pointe, LLC.

**I. PURPOSE**

This CBA between the city and Victory Pointe, LLC (Victory Pointe) is required to memorialize the commitments proffered by the applicant to achieve a residential density greater than 25 dwelling units per acre (du/ac) in the CBD zoning district. This CBA is considered a commitment by the applicant as part of the PUD zoning and is subject to compliance with all other PUD conditions.

The proposed Victory Pointe PUD contains 17 dwelling units on .649 acres, or a density of 26.2 du/ac. The project needs to increase the permitted density from 25 du/ac to 26.2 du/ac via the utilization of Section 122-249 of the City of Clermont Code of Ordinances.

**II. MANDATORY REQUIREMENTS FOR PROJECTS GREATER THAN 12 DU/ACRE**

The following items are mandatory components for any project in the central business district that is greater than 12 dwelling units per acre, including any project utilizing the density bonus provisions.

(1) Ownership. The project must be designed, constructed and sold as fee simple or condominium ownership structure.

Result: Project meets the requirement, as it is a for-sale residential condominium

(2) Construction materials. Durable, high-quality materials, such as stone, steel, glass, precast concrete, or masonry shall be required. Such materials and associated architectural features must wrap around all sides of the building that are visible from the public realm. Traditional stucco may be appropriate in a historic context or for a Mediterranean-style building. Buildings incorporating EIFS (exterior insulation finishing system) or other faux-stucco finish for more than ten percent of a street-facing façade do not meet this criterion. Buildings constructed primarily of wood framing do not meet this criterion.

Result: Project Conforms to Use of Construction Materials

(3) Urban design/architecture. Building placement must reinforce the walkability of downtown and embrace desired pedestrian/building relationships. The primary building entrance, if a singular entrance, must be a prominent feature that is defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements. Buildings on corner lots and buildings that terminate views from the public realm must incorporate additional height or other features that emphasize their prominent location.

Result: Project Conforms to Urban Design and Architecture

(4) Pedestrian improvements. The project must include sidewalks in all public rights-of-way and a pedestrian access plan for the internal movement throughout the project.

Result: Project Conforms to Pedestrian Improvements

(5) Trail connection. The project must be adjacent to or within 1,500 feet of a publicly dedicated trail. If not adjacent, a connection between the project site and public trail must be constructed. Any planned connection must meet the minimum design criteria for a publicly accessible trail.

Result: Project Conforms in Making Trail Connections

### **III. CRITERIA FOR DENSITY BONUS**

Bonus density may be awarded to a project based upon successful compliance with one or more of the following criteria listed below. Each project must demonstrate that the inclusion of one or more of the following criteria justifies an increase in density. The city shall consider the entirety of the project and the manner in which the project exceeds minimum city standards for development within the Central Business District. Those projects exemplifying maximum and superior utilization of the bonus criteria below may be awarded a higher density. The determination of the final allowable maximum density includes consideration of the criteria below as well as compliance with the neighborhood compatibility criteria below.

(1) Streetscape. Streetscape treatment that meets the city's downtown streetscape plan or exceeds the minimum standards normally required of the development's location.

Result: Not Applicable

(2) Transit. The site is proximate (¼ to ½ mile) to a sheltered transit stop. This criterion may be waived until such time as transit service is more fully provided within the downtown corridor.

Result: Not Applicable

(3) Parking structure. Parking garage is located such that it is interior to the site or lined with habitable space along all street-facing façades.

Result: Qualifies. Structured parking is being provided. The parking garage is entirely contained within the building column.

(4) Public parking. The project provides parking beyond the minimum required by code to accommodate public parking in the downtown.

Result: Not Applicable

(5) Environmental sustainability. Site design and building materials that exceed the minimum environmental sustainability requirements in place at the time of development. Such enhancements should consider energy efficiency, storm water design, solar, solar roofs or other renewable energy sources, recycling, and sustainable materials options, all of which should be judged against the best-available technology and any relevant and generally accepted environmental certification programs.

Result: Qualifies. (Project Conforms)

(6) Public open space. Publicly accessible and functional open space that is open to the sky and at least 2,500 square feet in area.

Result: Not Applicable

(7) Public art/cultural facilities. The project includes a prominent component of public art or provides space to support community cultural activities, all accessible to the public. The applicant may proffer a payment in lieu of this criterion subject to a fund established by the city for use consistent with the intent of this provision.

Result: Not Applicable

(8) Landscaping. A landscaping plan that exceeds the minimum city requirements.

Result: Qualifies. Project Conforms

#### **IV. FINDINGS OF THE COMPATIBILITY REVIEW**

Projects that utilize a density bonus to increase density above 25 dwelling units per acre, and are located adjacent to, or across a public street from, an adjoining zoning district other than the central business district, shall be required to undergo a compatibility review (CR). This review will ensure that the proposed density bonus results in a development that is compatible with the massing, scale, form, and design of adjoining and nearby development. A CR was conducted by the City and the following are the findings of that analysis:

- a) The current and planned uses of the surrounding area as allowed by the current future land use category(s) of surrounding properties are compatible with the Victory Pointe LLC Planned Unit Development;
- b) The resulting use of the density bonus will not have a substantially greater negative impact on the surrounding neighborhood than the project would have without utilizing a density bonus;
- c) The proposed building setbacks do not significantly decrease site lines between building sites;
- d) The proposed landscaping/buffers provide sufficient screening and enhance the proposed site; and
- e) The site plan and Planned Unit Development do not detract from the character and context of the Central Business District zoning of adjacent properties within the neighborhood. The site plan is compatible with the Victory Pointe Wetlands Park and provides pedestrian connections.

#### **V. NEIGHBORHOOD COMPATIBILITY REPORT**

The findings of the Compatibility Study are required to be compiled into a Neighborhood Compatibility Report (NCR). The NCR is required to identify whether the project met the criteria of the Compatibility Review.

The proposed development has been found to fit into the context and character of the surrounding neighborhood and adjacent dwellings. The surrounding residential and commercial features do not have consistency or a prevailing architectural theme. Further, there is a mix of uses within the area that is comprised of single family detached residential, commercial/industrial zoned lands and multi-family uses. Further, the proposed Victory Pointe project exhibits the following characteristics:

- Consistent in context with the prevailing and predominant residential characteristics of the adjacent dwellings within the Central Business District.
- The relationship of the proposed development to the surrounding neighborhood is appropriate in building materials, features, location and orientation.
- The project design provides sufficiently proportioned buffering and privacy between adjacent uses.



- The project provides for an improved visual quality of the built environment by relating to surrounding architectural styles, massing, and building, landscape and hardscape materials and colors.
- The project provides for the physical enhancement of the neighborhood in a manner that would protect and preserve nearby property values.
- The project provides for design solutions in a manner sensitive to the surrounding neighborhood.
- The project is a Mediterranean style building and complies with the design criteria for density bonus

## **VI. PHOTO DOCUMENTATION**

The following photos illustrate the character of the surrounding neighborhood and were used to establish the findings of the Neighborhood Compatibility Report .

Multi-Family West of Property



West of Property



Southeast Aerial





Rear of Property abutting Victory Pointe Wetlands Park and Wolfe-Wallace CBS Lumber Yard



# Exhibit - Location Map – Victory Pointe LLC

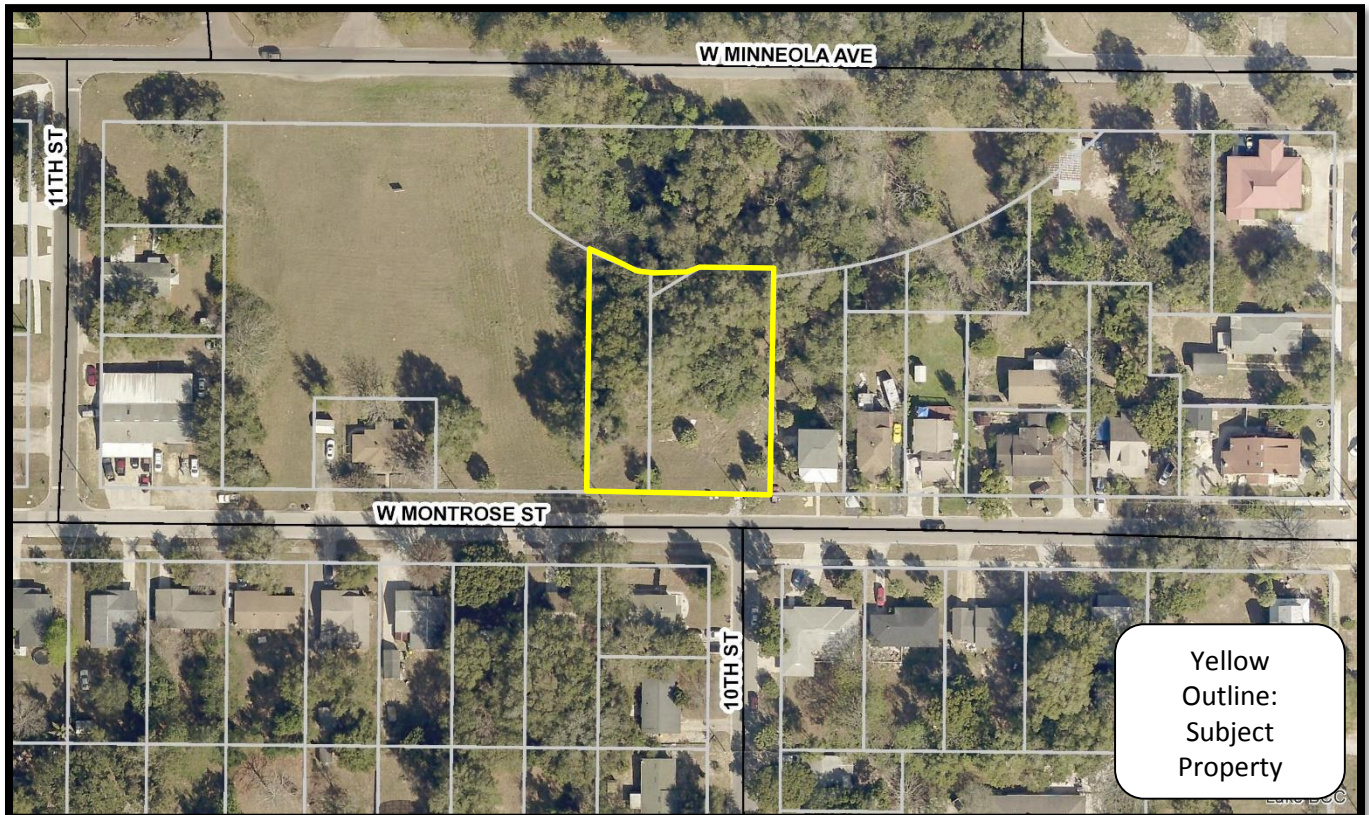
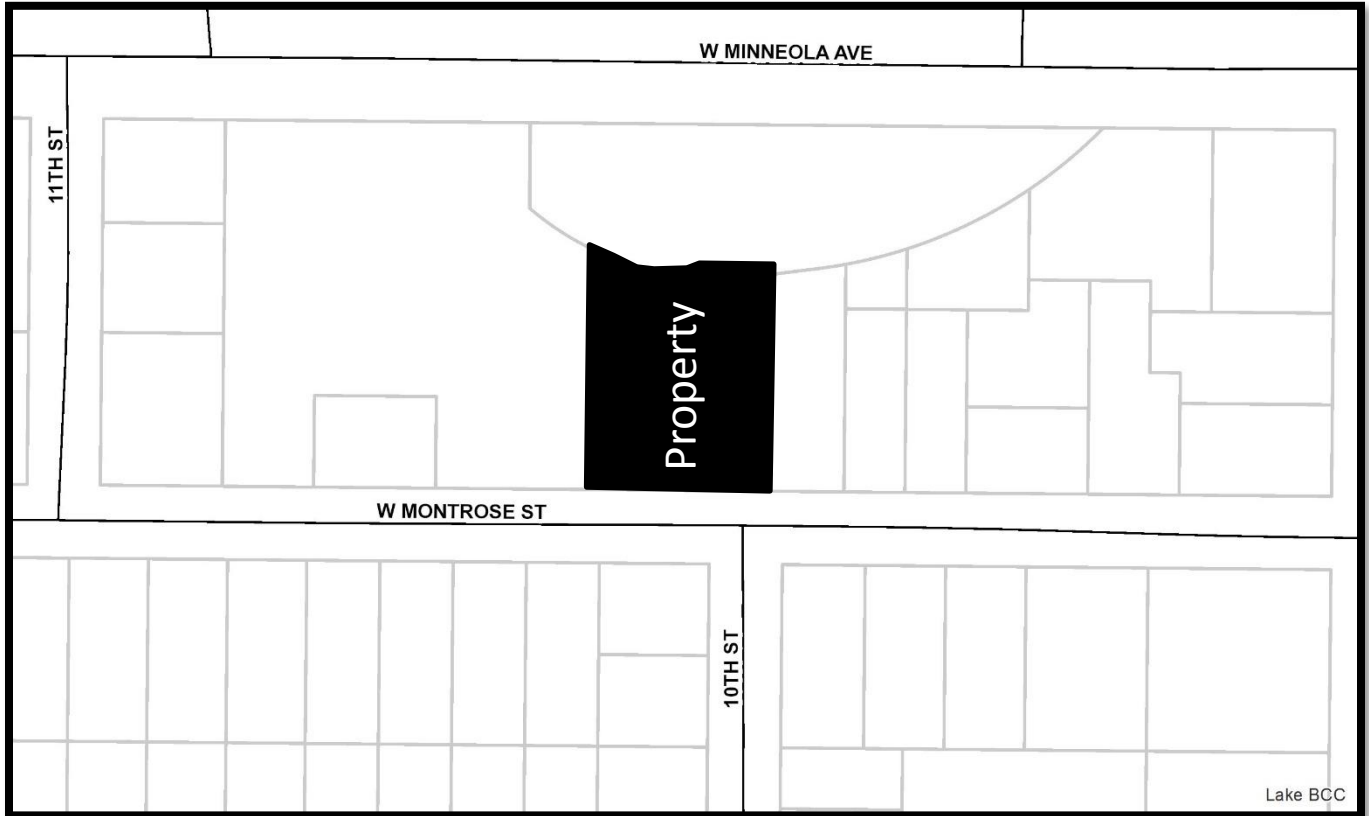
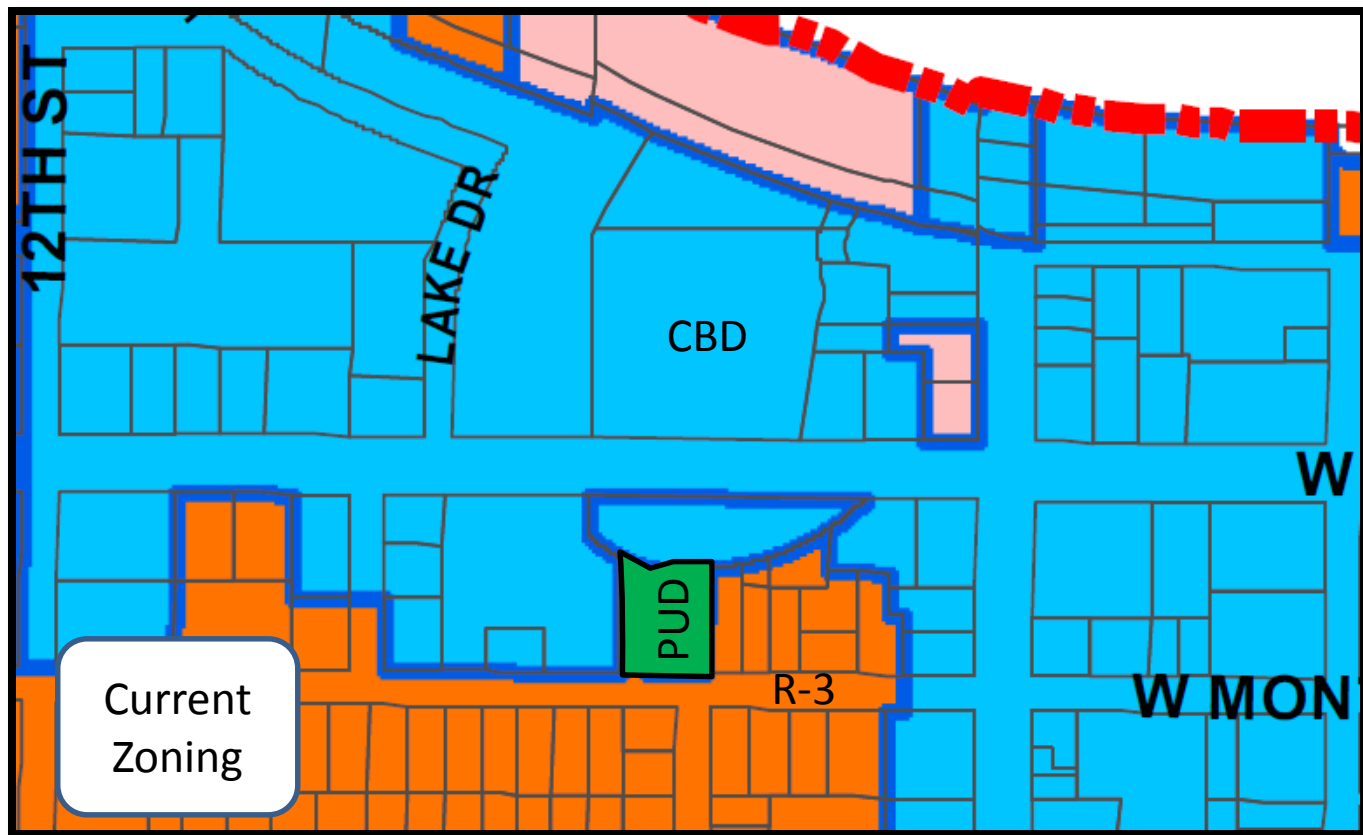


Exhibit – Zoning Map – Victory Pointe LLC







*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-25**

**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.**

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

**SECTION 1.**

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

**LEGAL DESCRIPTION**

Lot 1, Block 114, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of the City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)

Less the East 10.00 feet of Tenth Street.

Description:

Lot 2, Block 114, Official Map of the City of Clermont, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of the City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.





*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-25**

**LOCATION**

Northwest of the intersection of Montrose Street and 10th Street  
Alternate Key 3826383 & 178419

**From: Planned Unit Development (PUD)**  
**To: Planned Unit Development (PUD)**

**SECTION 2. General Conditions**

This application is for a Planned Unit Development to allow for a residential condominium development, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Site Plan prepared by Germana Engineering, dated 03/29/2018. 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.
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.

**SECTION 3. Land Uses and Specific Conditions**

1. Provided the project conforms to the following criteria to achieve a density of up to 27 units per acre within the project, seventeen (17) single-family condominiums may be permitted:

**Ownership.** The project must be designed, constructed and sold as fee simple or condominium ownership structure. Victory Pointe LLC Planned Unit Development is an ownership model, fee simple.

**Construction materials.** Durable, high-quality materials, such as stone, steel, glass, precast concrete, or masonry shall be required. Such materials and associated architectural features must wrap around all sides of the building that are visible from the public realm. Traditional stucco may be appropriate in a historic context or for a Mediterranean-style building. Buildings incorporating EIFS (exterior insulation finishing system) or other faux-stucco finish for more than ten percent of a street-facing façade do not meet this criterion. Buildings constructed primarily of wood framing do



*CITY OF CLERMONT*  
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not meet this criterion. Victory Pointe LLC Planned Unit Development, will be comprised of complete block construction and will meet all of the durable, high quality construction materials criteria.

**Urban design/architecture.** Building placement must reinforce the walkability of downtown and embrace desired pedestrian/building relationships. The primary building entrance, if a singular entrance, must be a prominent feature that is defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements. Buildings on corner lots and buildings that terminate views from the public realm must incorporate additional height or other features that emphasize their prominent location.

**Trail connection.** The project must be adjacent to or within 1,500 feet of a publicly dedicated trail. If not adjacent, a connection between the project site and public trail must be constructed. Any planned connection must meet the minimum design criteria for a publicly accessible trail. Victory Pointe LLC is making connections to the trail network surrounding Victory Pointe Wetlands Park.

**Transit.** The site is proximate ( $\frac{1}{4}$  to  $\frac{1}{2}$  mile) to a sheltered transit stop. This criterion may be waived until such time as transit service is more fully provided within the downtown corridor. Victory Pointe LLC is not currently within the proximate to a transit stop and the requirement is waived until service is provided more fully into the downtown. Bicycle parking is provided onsite as part of an active transportation component for residents.

**Parking structure.** Parking garage is located such that it is interior to the site or lined with habitable space along all street-facing façades. Victory Pointe LLC parking structure will be located under the dwelling structures. Bicycle parking is also provided onsite for residents use.

**Environmental sustainability.** Site design and building materials that exceed the minimum environmental sustainability requirements in place at the time of development. Such enhancements should consider energy efficiency, stormwater design, solar, solar roofs or other renewable energy sources, recycling, and sustainable materials options, all of which should be judged against the best-available technology and any relevant and generally accepted environmental certification programs.

**Landscaping.** A landscaping plan that exceeds the minimum city requirements.

**Compatibility Review:**

- a) The current and planned uses of the surrounding area as allowed by the current future land use category(s) of surrounding properties are compatible with the Victory Pointe LLC Planned Unit Development; and



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-25**

- b) The resulting use of the density bonus will not have a substantially greater negative impact on the surrounding neighborhood than the project would have without utilizing a density bonus;
  - c) The proposed building setbacks do not significantly decrease site lines between building sites; and
  - d) The proposed landscaping/buffers provide sufficient screening and enhance the proposed site; and
  - e) The site plan and Planned Unit Development do not detract from the character and context of the Central Business District zoning of adjacent properties within the neighborhood. The site plan is compatible with the Victory Pointe Wetlands Park and provides pedestrian connections.
2. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
  3. Driveway access and parking for the project may be below the centerline of the adjoining road and will be subject to the approval of the City Engineer.
  4. Retaining wall heights up to 10 feet in height are allowed to deal with the grades on the site and the construction of the below level parking garage.
  5. Interior landscape islands under the structure will not be required and in the exterior parking area, they will be a minimum of sixty (60) square feet of green space.
  6. The height of the structure measured from the lowest point to the highest point shall not exceed sixty-two (62) feet and will require an elevator.
  7. Parking stall widths shall be a minimum of eight and one-half (8.5) feet wide by eighteen (18) feet deep, as shown on the conceptual site plan.
  8. The building shall be constructed in a manner that closely resembles the architectural style and elevation as depicted in the Victory Pointe Luxury Condominium exhibit prepared by Elite Universal Architecture.
  9. The northern landscape buffer along the parking area shall consist of a continuous shrub row, with the exception of the outdoor picnic area.
  10. The eastern and western landscape buffer shall be landscaped with groundcover and shrubs only.
  11. The southern landscape buffer shall consist of groundcover, shrubs, and understory trees.



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-25**

12. Decorative ornamental fencing may be installed along the perimeter of the property line.
13. For connectivity to downtown, a pedestrian connection to the City's Victory Pointe Stormwater property shall be provided. This connection may be gated.
14. A rooftop amenity for the condominium owner's use only may be allowed.
15. The proposed project will be allowed to connect to the City's Victory Pointe Master Stormwater System to meet the stormwater requirements of the City of Clermont and St. Johns River Water Management District.
16. School concurrency shall be met prior to site plan approval in accordance with the Comprehensive Plan and Land Development Code.
17. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.

**SECTION 4.**

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

**SECTION 5.**

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.

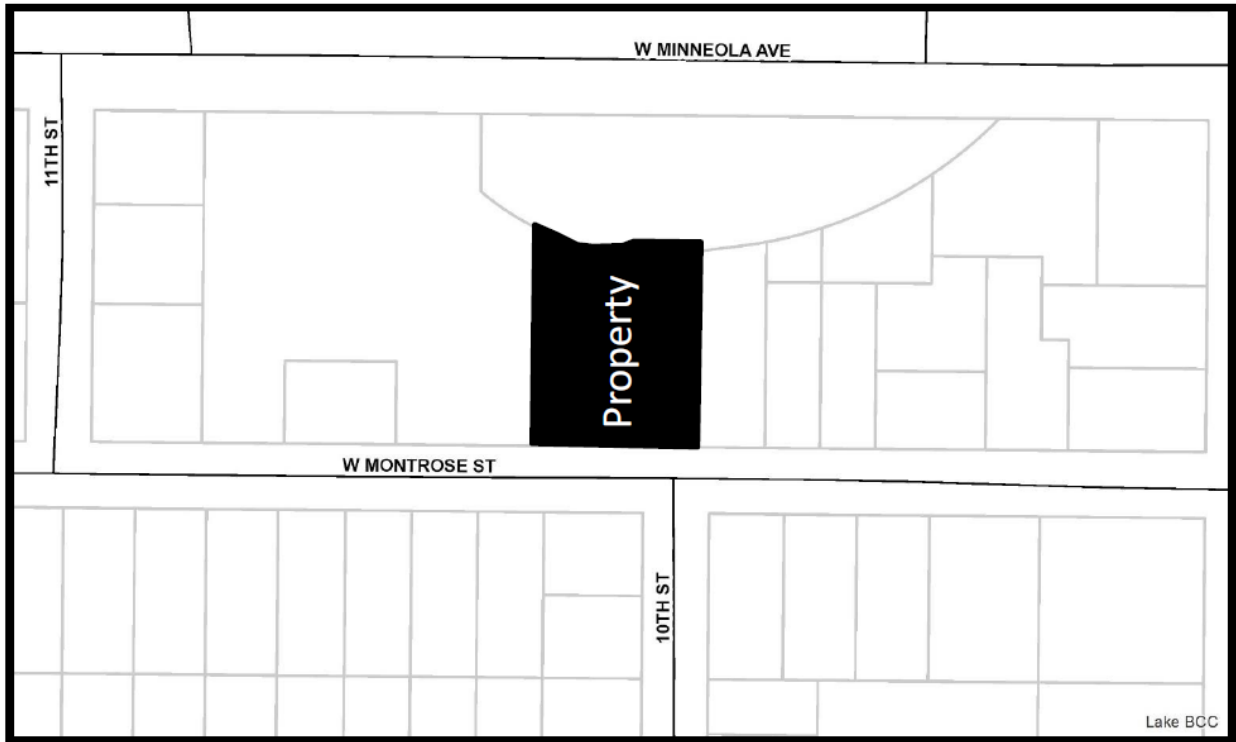
**SECTION 6.**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-25**

Location map:









*CITY OF CLERMONT*  
**ORDINANCE NO. 2018-25**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 26th day of June, 2018.

CITY OF CLERMONT

---

Gail L. Ash, Mayor

ATTEST:

---

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

## Advertising Receipt

CITY OF CLERMONT  
Cristina Andres  
P.O. BOX 120219  
CLERMONT, FL 34712

Account Number: 7101866  
Order Number: 10077133  
Phone: (352) 241-7331  
Date: 05/23/18  
Ad Taker: Linda Rostomily

Ad Classification: LEGAL NOTICES

| Description                                                                   | Start      | End        | Total    |
|-------------------------------------------------------------------------------|------------|------------|----------|
| LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler | 05/29/2018 | 06/12/2018 | \$348.72 |

### LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

#### ORDINANCE NO. 2018-25

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, an effective date and publication.

### LOCATION

Northwest of the intersection of Montrose Street and 10th Street  
Alternate Key 3826383 & 1789419

### LEGAL DESCRIPTION

Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

### AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)  
Less the East 10.00 feet of Tenth Street.

### Description:

Lot 2, Block 114, Official Map of The City of Clermont, according to the Plat thereof, as recorded in Plat Book

8, Page 17, of the Public Records of Lake County, Florida.

### Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of The City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.

To amend existing PUD Ordinance 2018-19

This request will be considered by the Planning & Zoning Commission on Tuesday, June 5, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, June 26, 2018 at 6:30 p.m. for final enactment. All meetings will be held at City Hall, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this

matter, you 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

Ad No: 10077133  
May 29, 2018 &  
June 12, 2018

| Payment Info   |          |
|----------------|----------|
| Ad Price       | \$348.72 |
| Tax            | \$0.00   |
| Sub Total      | \$348.72 |
| Prepaid Amount | \$0.00   |
| Balance Due    | \$348.72 |