



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, July 24, 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

PROCLAMATION

Aurelia Cole

Parks and Recreation Month

PRESENTATIONS

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 June 26, 2018
Regular Council Meeting minutes.

Item No. 2 - Utility Easement

Consider purchase of a utility easement
located at 1775 Hooks St.

UNFINISHED BUSINESS

Item No. 3 - Ordinance No. 2018-12 *Final*
607 & 619 Lake Ave Comprehensive Plan
Amendment

Consider ordinance to change the future
land use from Medium Density
Residential to Downtown Mixed Use for
property located at the southeast corner
of Lake Ave. and Minneola Ave.

Item No. 4 - Ordinance No. 2018-13 *Final*
607 & 619 Lake Ave Rezoning

Consider ordinance to change the zoning
from R-3 Residential/Professional to
Central Business District for 0.52 acres
located at the southeast corner of Lake
Ave. and Minneola Ave.

Item No. 5 - Resolution No. 2018-16R
Kings Crossing

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.

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Item No. 6 - Variance Request
Kings Crossing

Consider request to allow for a reduction of parking spaces for a proposed tire store with eight service bays for vacant parcel at the southeast corner of Citrus Tower Blvd and US Hwy 27.

Item No. 7 - Fair Housing Workshop

Discussion

Item No. 8 - Community Development Block Grant (CDBG)
Second Public Hearing

Florida Department of Economic Opportunity for a FFY 2017 Small Cities Neighborhood Revitalization Community Development Block Grant presentation.

Item No. 9 - Resolution No. 2018-24R

Consider approval of the use of \$634,400 of city funding for leverage for the FFY 2017 Small Cities Neighborhood Revitalization Community Development Block Grant application the city is submitting to the Florida Department of Economic Opportunity.

Item No. 10 - Resolution No. 2018-25R

Consider approval of submission of an application for the Small Cities CDBG to the Florida Department of Economic Opportunity for Federal Fiscal Year 2017.

Item No. 11 - Resolution No. 2018-26R

Consider approval to implement the long term and short term objectives of the Community Development Plan.

NEW BUSINESS

Item No. 12 - Variance Request
669 East Hwy 50

Consider requests to allow a reduction in parking spaces and stall size, omission of landscape buffers, and a monument sign 3 feet from the property line for property located at 669 East Highway 50.

Item No. 13 - Variance Requests
Lot 1 Hancock Center

Consider requests to allow for reduction in parking, increased retaining wall height, smaller interior landscape islands, and reduced landscape buffer for vacant out parcel located at the northwest corner of the Target shopping center.

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Item No. 14 - Fiscal Year 2019 Proposed Ad
Valorem Millage Rate

Consider approval of Fiscal Year 2019
Proposed Ad Valorem Millage Rate of
4.2061

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.



WHEREAS, Aurelia Cole was a lifelong resident of Clermont; and

WHEREAS, she was a leader since her high school days at Clermont's Lincoln Park High School; and

WHEREAS, she was a top academic student, president of several clubs, and a Student Council Member; and

WHEREAS, Ms. Cole graduated from Tuskegee University and returned to teach in Lake County and was named Clermont's Teacher of the Year; and

WHEREAS, she became Dean of Students at Clermont High School, Assistant Principal at Mount Dora High School, Gray Middle School and Clermont Middle School; and

WHEREAS, she made history as the Principal at East Ridge High School, becoming the first African-American high school Principal in integrated Lake County schools; and

WHEREAS, she served as an Assistant Superintendent of Administration and safety until her retirement in 2014; and

WHEREAS, she was a co-founder of the South Lake Historical Society and was an active member of the Clermont Kiwanis Club; and

WHEREAS, she served in many roles at New Jacob's Chapel Missionary Baptist Church, including Christian education and the McKinney Gospel Choir named after her father; and

WHEREAS, the Lake County Commission appointed her to a committee to study children's needs; and

WHEREAS, she was a devoted wife, mother and grandmother and role model for all.

NOW, THEREFORE, BE IT PROCLAIMED that the City of Clermont expresses its gratitude to Aurelia Cole's family for her service and many contributions to the Clermont community and for being a true Clermont Champion.

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 24th day of July, two thousand and eighteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including Clermont; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Clermont recognizes the benefits derived from parks and recreation resources;

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont do hereby proclaim the month of July, 2018 as

PARKS AND RECREATION MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 24th day of July, two thousand and eighteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 26, 2018

The City Council met in a regular meeting on Tuesday, June 26, 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 Jeff Hughes gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

City Spirit Award

Mark Sittig, representative for the Florida League of Cities, presented the Florida Municipal Award for the City Spirit category to the City of Clermont. The City Spirit Award is given to a city for a single city wide effort to successfully address a local need. Under the leadership of Officer David Colon, the neighborhood of Oak Hurst went from being the highest crime neighborhood in the City to having no service calls in months. The City of Clermont will be featured on the League's website, social media outlets and Quality Cities magazine.

Mayor Ash recognized the Police Department and Officer Colon, the businesses, the volunteers, and the residents of Oak Hurst for their hard work to change their neighborhood and their lives.

Officer Colon recognized the Community Oriented Policing and Problem Solving unit's efforts which spearheaded the project. Officer Colon thanked Lowe's, Chik-Fil-A, McDonald's, residents, volunteers and local business owners for their contributions.

Several members of the audience congratulated and thanked the police officers and Officer Colon for their efforts.

City Manager Gray stated it was a privilege to have residents and citizens be the City's biggest advocates and expressed gratitude for all involved.

Community Development Block Grant, First Public Hearing

City Engineer Dykehouse introduced Fred Fox of Fred Fox Enterprises to explain the application for the Community Development Block Grant. Fred Fox explained the Community Development Block Grant program is a Housing and Urban Development funded program. The City is eligible to apply for up to \$750,000 through the Community Development Block Grant. There are four categories for the grant which are housing rehabilitation, commercial revitalization, neighborhood revitalization, and economic development. The City would need to commit \$50,000 as a part of their application in order to obtain the maximum number of leverage points. The steps in the application process includes the Council appointing a Citizens Advisory Task Force meets and then provides a recommendation to the Council, advertise and hold a First Public Hearing, a Fair Housing Workshop and a Second Public Hearing to finalize the application. Mr. Fox distributed a sign-in sheet to the general public in attendance for their signatures in relation to the Community Development Block Grant.

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Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

City Engineer Dykehouse presented staff's recommendation to replace existing old water pipes with new PVC water pipes, upsize existing water pipes to increase the flow to the West side, add new water services, install new fire hydrants, installing sidewalks with Americans with Disabilities Act ramps where needed and perform stormwater improvements from Highland Avenue to Pitts Street and from Disston Avenue to School Street including a portion of Desoto Street to the East.

Council Member Travis inquired if the City could choose more than one category to work in. Mr. Fox clarified the City must choose only one category at a time.

Council Member Bates inquired as to the timeframe of the grant should the City be approved. Mr. Fox replied the grant is approximately a six month process with bidding potentially going out in August of next year and with a speculated commencement date around October of 2020.

Mr. Fox informed Council the Citizens Advisory Task Force recommended staff's project which was presented tonight.

Council Member Bates moved to proceed with the grant application including the \$50,000; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

PUBLIC COMMENTS

Jim Purvis, 4206 Hammersmith Drive, expressed concern regarding the sound system of the Council Chambers.

REPORTS

City Manager Gray requested item 15 be tabled to August 28, 2018.

Item No. 15 – Resolution No. 2018-11

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 Bates moved to table Resolution No. 2018-11 to August 28, 2018; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City Manager Gray stated item 21 was withdrawn by the applicant and the applicant for items 22 and 23 asked to table the Resolution and Variance Request to July 24, 2018.

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Item No. 22 – Resolution No. 2018-16R, Kings Crossing

City Clerk Howe read Resolution No. 2018-16R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a tire store with eight service bays in the Kings Crossing Planned Unit Development zoning district.

Item No. 23 – Variance Request, Kings Crossing

Council Member Bates moved to table Resolution No. 2018-16R and Variance Request to July 24, 2018; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City Manager Gray reported the City's annual Red, White and Boom event is occurring on July 4 at Waterfront Park. Fireworks are to start at 9:15 PM.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame reported attending the retirement party for Mark Edwards at the City Center. Later that day, he attended a meeting for the complete street project. Council Member Goodgame expressed concern in regards to residents' ability with acquiring home insurance due to sinkholes. The Council received a letter showing Central Florida Expressway Authority will be conducting a study from Lake Louisa State Park to State Road 429 and Independence Parkway.

Council Member Brishke reported on June 14, she attended the Biannual Breakfast of Champions with the City of Clermont. On June 24, she attended Sergeant Edwards' retirement. On June 22, she attended a ride along with the Police Department and made it through the 12 hour shift from 6:00 PM to 6:00 AM.

Council Member Travis reported she attended Officer Edwards' retirement party. She also had the opportunity to perform a ride along with Officer Dubi of the Police Department. Last night, she went to the City Center and commended City Manager Gray for his presentation that night on the City's phase 2 of the Master Plan.

Mayor Ash reported on June 14, she attended the Biannual Staff Recognition Breakfast at the Arts and Recreation Center. On June 15, she attended the South Lake Chamber Breakfast at the City Center which was sponsored by many community businesses. Later that same day, she went to JC Penney's to participate in the ribbon cutting for their new J'Adore salon. On June 17, she held her monthly coffee at Twisted Flavors on Montrose. On June 21, she attended a Homeless Task Force meeting regarding affordable low-income housing. Later that afternoon, she attended a luncheon to acknowledge and honor the retirement of Sergeant Mark Edwards. This past Sunday, she attended the Juneteenth celebration at the City Center where she read a proclamation celebrating Juneteenth as Freedom Day. On June 25, she attended the Lake Apopka Gas Board meeting in Winter Garden where the emphasis was on the organization's budget and pending developments that would be adding gas services.

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CONSENT AGENDA

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

Item No. 1 – Surplus Request

Consider declaring end of life inventory as surplus from the Police Department and dispose of in accordance with the Purchasing Policy.

Item No. 2 – Contractor Name Change

Consider request for contractor name change from Amec Foster Wheeler Environmental & Infrastructure, Inc. to Wood Environment & Infrastructure Solutions, Inc.

Item No. 3 – Contract Award

Consider piggyback request of Florida State contract with Milliken Services, LLC. to provide carpet flooring in the budgeted amount of \$67,773.37.

Item No. 4 – Contract Award

Consider piggyback request to Lake County B.C.C. contract with Municipal Emergency Services, Inc. to provide fire equipment parts, supplies and services in the estimated budgeted amount of \$100,000.

Item No. 5 – Single/Sole Source Purchase

Consider approval from Transportation Control Systems, Inc. to acquire traffic preemption control systems for the Fire Department in the total budgeted amount of \$62,536.

Item No. 6 – Scope of Services

Consider approval of proposal for the East Water Reclamation Facility Expansion Rib Rerate project in the budgeted amount of \$127,669.

Item No. 7 – Event and Open Container

Consider allowing the Lake County Rowing Association to have an open container area for the “Clermont Classic Cardboard Boat Regatta” event on August 4, 2018 at Waterfront Park.

Item No. 8 – Event and Open Container

Consider allowing the Fondo Cycling Circuit USA to have an open container area for the “Grand Fondo” event on September 29 and 30, 2018 at Victory Pointe.

Item No. 9 – Scope of Services

Consider approval of proposal for the Johns Lake Road Water Main Replacement in the budgeted amount of \$83,188.

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| Item No. 10 – Event and Road Closure Request | Consider request to allow The Clermont Downtown Partnership to host their annual “Downtown Clermont Art Festival” on November 3 and 4, 2018 in Historic Downtown Clermont. |
| Item No. 11 – Event and Road Closure Request | Consider request to allow the Clermont Downtown Partnership to host their annual “Harvest Festival” on October 27, 2018 in Historic Downtown Clermont. |
| Item No. 12 – Resolution No. 2018-21R | Consider approval of FY 2018 Quarterly Budget Amendment. |
| Item No. 13 – Resolution No. 2018-23R | Consider approval of Interlocal Agreement for County-Wide Emergency Network Radio. |
| Item No. 14 – Boat Ramp Conceptual Design | Consider approval of relocated boat ramp conceptual design at Bell Ceramics. |

Linda Charlton requested item 6 and item 14 be pulled from the Consent Agenda.

City Manager Gray requested item 13 be pulled from the Consent Agenda.

Council Member Goodgame moved to approve the Consent Agenda with the exception of Items 6, 13, and 14; seconded by Council Member Bates. The motion passed with all members present voting aye.

Linda Charlton, 13134 S. Sunset Terrace, Winter Garden, requested clarification in regards to RIB rerate.

Capital Planning and Projects Director Kinzler clarified RIB stands for rapid infiltration basin which is regulated by the State and local government. A RIB is where the City discharges excess reclaim water back into the aquifer for recharge. The State regulates the amount the City can theoretically discharge over a rolling average of a year. The City is requesting soil samples to look at the conditions of the soil to see if it can accept additional water under certain conditions.

City Attorney Mantzaris explained item 13 is the Interlocal Agreement between Lake County and several other municipalities regarding the acquisition of radios for emergency services and other general purposes. The City asked for clarification in the language which refers to ownership of the radios which the City is paying for. An addendum to the agreement was received to clarify the language regarding ownership and was disbursed to the Council before the start of the meeting. City Attorney Mantzaris asked Council to approve the agreement provided in their packets along with the addendum recently supplied to them.

Linda Charlton, 13134 S. Sunset Terrace, Winter Garden, requested clarification of what is being approved in regards to item 14.

City Manager Gray clarified staff placed the conceptual design of the boat ramp on tonight’s agenda for Council to approve in order to move forward with the conceptual design which would allow for further designing and for the City to begin the permitting process with St. Johns River Water Management District. The final design will return to Council before the bidding process.

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Council Member Goodgame moved to approve Consent Agenda Items 6, 13, and 14 including the addendum for item 13; seconded by Council Member Travis. The motion passed with all members voting aye.

UNFINISHED BUSINESS

Item No. 16 – Ordinance No. 2018-21, Final, Central Business District

City Clerk Howe read Ordinance No. 2018-21 aloud by title only.

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.

Development Services Director Henschel presented staff’s recommendation to change 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 an effort to encourage single family development within the downtown district, staff is recommending reducing frontage width requirements to 40 foot lots.

Mayor Ash opened the Public Hearing.

Cuqui Whitehead, 700 Hooks Street, requested Council not to approve this agenda item.

Mayor Ash closed the Public Hearing.

Council Member Bates inquired as to the demand for the change and as to the reasoning of requesting 40 foot lots. City Manager Gray stated staff surveyed similar sized cities in the area to come up with the 40 foot lot size. Economic Development Director Schmidt clarified there is a pending sale of a large piece of vacant property where the potential purchaser would like the opportunity to split and reduce the lot size. The City also performed test fits to verify the context and character of the homes on a reduced lot size would be in character of the downtown context.

Mayor Ash expressed concern with reducing the side yard setbacks and having homes too close together which may cause flooding during rain season. City Manager Gray stated the City’s codes would require the lots to properly prepare and take care of their stormwater runoff to prevent flooding.

Council Member Travis inquired if any homeowners attended the Planning and Zoning meeting to comment on the matter. Development Services Director Henschel stated there was one homeowner who attended and opposed the reduction.

Council Member Bates moved to approve Ordinance 2018-21; seconded by Council Member Travis.

Mayor Ash conveyed concern with the possible expansion of the area which this Ordinance would apply to. City Manager Gray stated staff could include terminology and language in the Ordinance so that a Conditional Use Permit would be required for the reduction of the lots within this area.

Council Member Bates withdrew his motion to approve Ordinance 2018-21.

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City Manager Gray withdrew staff's request to approve Ordinance 2018-21.

The next three items were heard together and voted on separately.

Item No. 17 – Ordinance No. 2018-22 *Final, Jordan Annexation*

City Clerk Howe read Ordinance No. 2018-22 aloud by title only.

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

Item No. 18 – Ordinance No. 2018-23, *Final, Jordan Small Comprehensive Plan Amendment*

City Clerk Howe read Ordinance No. 2018-23 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Small Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; Setting forth the authority for adoption of the Small Scale Comprehensive Plan Amendment; Setting forth the purpose and intent of the Small Scale Comprehensive Plan Amendment; providing for the adoption of the Small Scale Comprehensive Plan Amendment; establishing the legal status of the Small Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Item No. 19 – Ordinance No. 2018-24, *Final, Jordan Rezoning*

City Clerk Howe read Ordinance No. 2018-24 aloud by title only.

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

Senior Planner Kruse presented the request for voluntary annexation, small scale comprehensive plan amendment, and rezoning for the subject property. The City limits surround the property and the property is contiguous under Chapter 171 of the Florida Statutes for annexation. The zoning of the property would default to Urban Estate upon annexation into the City's limits. As a result, the applicant is requesting a change to C-2 General Commercial. The applicant is also requesting to receive services from the City in order to develop the property. The applicant is requesting a small scale comprehensive plan amendment to change the Future Land Use from Lake County's Commercial and the City's Residential/Office to the City's Commercial designation. Staff recommended approval of the annexation, the small scale comprehensive plan amendment, and the rezoning request.

Greg Beliveau, LPG Urban & Regional Planners, Inc., stated the intent is to utilize the site to revamp the existing offices in the front and to expand by including offices to the rear.

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Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

Mayor Ash conveyed concerns of high-traffic industrial businesses using the offices should the requests be approved. City Attorney Mantzaris clarified if anyone wanted to use the proposed offices for those uses they would have to return to Council for approval.

Council Member Bates moved to approve Ordinance 2018-22; seconded by Council Member Goodgame. This motion passed 5 to 0 with a roll call vote.

Council Member Bates moved to approve Ordinance 2018-23; seconded by Council Member Brishke. This motion passed 5 to 0 with a roll call vote.

Council Member Bates moved to approve Ordinance 2018-24; seconded by Council Member Goodgame. This motion passed 5 to 0 with a roll call vote.

Item No. 20 – Ordinance No. 2018-25, *Final, Victory Pointe Condominiums Rezoning*

City Clerk Howe read Ordinance No. 2018-25 aloud by title only.

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

Development Services Director Henschel presented applicant's request for an amendment to the Planned Unit Development to allow for 17-units. The current Planned Unit Development would only allow for 16 total dwelling units. If approved, the resulting density would be 26.2 instead of 25. Staff has reviewed the proposal and recommends approval of Ordinance 2018-25.

City Manager Gray clarified nothing changed with the project since it was first brought to Council in April. Staff wants to ensure the acreage and the density used for the project is correct.

Mark Graff, 1944 Brantley Circle, stated there are no changes with the project itself.

Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

Council Member Bates moved to approve Ordinance 2018-25; seconded by Council Member Travis. This motion passed 5 to 0 with a roll call vote.

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NEW BUSINESS

Item No. 24 – School Resource Officer Agreements

City Manager Gray presented the request to approve school resource officer agreements with the School Board of Lake County and the Education Charter Foundation of Florida to provide four police officers for Lost Lake Elementary School, Cypress Ridge Elementary School, Clermont Elementary School and South Lake Imagine Charter School. The requested staffing complies with the new legislation of the Marjory Stoneman Douglas High School Public Safety Act. The School Board of Lake County's agreement provides for the school board to pay the City of Clermont \$40,000 annually for the services of each school resource officer at Lost Lake Elementary, Cypress Ridge Elementary and Clermont Elementary. The Education Charter Foundation of Florida agreement provides for the foundation to pay the City of Clermont \$31,000 annually for the school resource officer at South Lake Imagine Charter School. The schools will need the officers for nine months out of the year and the City will utilize those officers for the remaining three months of the year which will result in a continuing cost to the City. Diane Kornegay, Superintendent of Lake County, and Kathleen Dial, Principal of South Lake Imagine Charter, were present in the audience.

Marc Dodd, Lake County School Board representative, explained the County is looking for a short term partnership in the terms for the smaller amount provided by the City. In August, there will be a referendum on the ballot for an additional \$750,000 on the property taxes to support school safety. From that amount would be a big component for mental health so schools could address those needs for the students and the other component would be to allow the schools to commit to the yearly salaries of the police officers the schools would be using. Relying on the City for the small portion of the pay will hopefully be a short term solution.

Kathleen Dial, Principal of South Lake Imagine Charter, stated school safety is the top priority for schools this year. There is no substitute for a sworn police officer and they are needed to protect the children who attend the schools. The City's partnership is essential to make school safety a reality.

Mayor Ash opened the Public Hearing.

Emily Kilcrease, 1693 Turnstone Way, conveyed support for police presence at schools.

Jennifer Meade, 2654 Hartwood Pines Way, expressed support for having a school resource officer.

Dana Perrino, 1332 Cavender Creek Road, expressed a need for school resource officers to establish safety at schools.

Angela Lappe, 14023 Vista del Lago, conveyed support for police officers at schools and requested the City help provide the resources to do so.

Cuqui Whitehead, 700 Hooks Street, thanked the Council and police for considering school safety.

Mayor Ash closed the Public Hearing.

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Council Member Bates inquired if volunteer retired police officers could be a viable option in addition to the agreements. Diane Kornegay explained the legislation did provide several choices, one of which included an option for a school guardian in addition to the school resource officers. The school guardian would be an individual who would go through 132 hours of training and background screenings in order to serve in a similar capacity as the school resource officers. However, the school guardian was not seen as the best available option.

Council Member Bates inquired if the State has any long term plans to fund the program permanently. Mr. Dodd stated it is unknown if the State will continue to fund the program or if the funding from the State was for the one time only.

Mayor Ash inquired to the total cost of the officers for the first year. City Manager Gray stated the total cost for the officers would be \$279,653 and the total cost for equipment would be \$211,280 not including funding received from the schools. The City would be contributing a rough estimate of \$330,000.

Council Member Goodgame moved to approve item 24; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 25 – Utility Billing Multi-Cycle Billing

Finance Director Van Zile presented the request to change the utility billing to a multi-cycle billing process where customers receive their bills throughout the month based on their service address. The new processing cycles are proposed to go into effect in September.

Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

Council Member Bates moved to approve item 25; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:35pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, July 24, 2018		
Agenda Item Name		
Utility Easement		
Requested Action		
Recommend to approve the purchase of a utility easement located at 1775 Hooks St.		
Staff Report		
City of Clermont is requesting the purchase of an easement located at 1775 Hooks St. for a utility easement as part of the former site for the police headquarters. This easement will be purchased from 1775 Hooks Street LLC.		
Additional Analysis		
Fiscal Impact Summary		
Purchase of easement for utilities for the amount of \$10.00 from owner.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$10.00	41533-53100 PRO SVCS-GENERAL	\$43,262.26
Exhibits Attached (copies of original agreements)		
1. 1775 Hooks St. Easement	1775 Hooks St. Easement.pdf	

PUBLIC UTILITY EASEMENT

THIS EASEMENT made July 5, 2018

between 1775 Hooks Street LLC,
whose interest is fee simple or if other than fee simple is:

For recording use only

None
(if none other, write none)

of Lake County, Florida, herein referred to as GRANTOR, and the CITY OF CLERMONT, a Florida Municipal Corporation, 685 W. Montrose St. Clermont, Florida, herein referred to as GRANTEE;

GRANTOR, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration to GRANTOR paid by GRANTEES, receipt of which is acknowledged, does hereby grant an EASEMENT IN GROSS to GRANTEES forever, to have and to hold for all public uses traditionally made of a PUBLIC UTILITY EASEMENT, including, but not limited to, installation of public utility systems including water, sewer, drainage, and electric, and the right of ingress and egress to construct, maintain, repair and replace facilities necessary for said purpose; over, under, above and through the following described lands in Lake County, Florida, to-wit:

See Exhibit "A"

Parcel I.D. No. 09-22-26-1305033000001

Acres 9.92

Further, GRANTOR acknowledges and agrees that in the event GRANTOR requires the relocation of any utility systems installed by GRANTEES pursuant to this easement, said relocation shall be at the sole expense of GRANTOR and completed so as to not unreasonably interrupt the use of the utility system by GRANTEES.

Reserving to the GRANTOR all rights not inconsistent with said easement, including reversion upon release.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hands and seal the day and year first above written.

signed, sealed and delivered
in the presence of:

X Jacqueline Price
By: 1775 Hooks Street LLC
(Grantor's Name)

Rob Yandek
(Print Name) ROB YANDEK

Michelle Kennedy Barker
(Print Name) Michelle Kennedy Barker

(Print Name) Michelle Kennedy Barker

Print Name/Title: Jacqueline Price, VP & CFO

Address: 4042 Park Oaks Blvd Ste 300

Tampa, FL 33610

(CORPORATE SEAL)

Attest: _____

(Print Name) _____

Print Name/Title: _____

Address: _____

(Print Name) _____

ACKNOWLEDGEMENT ON PAGE 2

For recording use only

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

On June 7, 2018, the foregoing instrument was acknowledged before me by

Marqueline Price, and _____

and who are personally known to me or who have produced self

and _____ as identification and who (did) (did not) take an oath.



ELAYNE D. WESCOE
MY COMMISSION # FF 899362
EXPIRES November 12, 2019
Bonded Thru Surety Notary Services

Elayne Wescoe
Notary Public (Signature)

Elayne Wescoe
Notary Public (Typed, Printed, or Stamped)

ACCEPTED BY the City of Clermont by action of the City Council at its meeting of:

Mayor,

ATTEST:

City Clerk

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Clerk, City of Clermont, 685 W. Montrose Street, Clermont, Florida 34711

Map of Description

PAGE 1 OF 3

Description—water main easement:

Commence at the Southeast corner of Tract 34, Lake Highlands Company, Section 29, Township 22 South, Range 26 East, according to the plat thereof, as recorded in Plat Book 2, Page 25, Public records of Lake County, Florida, thence run S 88°30'30" E along the South line of said Tract 34 for a distance of 223.27 feet; thence leaving said South line of Tract 34 run N 00°05'28" E for a distance of 613.10 feet to the South right of way line of Hooks Street; thence run S 88°26'52" E along said South right of way line of Hooks Street for a distance of 294.68 feet to the POINT OF BEGINNING; thence continue S 88°26'52" E along said South right of way line of Hooks Street for a distance of 21.21 feet; thence run S 43°25'50" E for a distance of 31.48 feet; thence run S 46°35'03" E for a distance of 33.88 feet; thence run S 77°58'58" E for a distance of 7.15 feet; thence run N 79°56'49" E for a distance of 5.21 feet; thence run N 88°30'14" E for a distance of 5.61 feet; thence run N 35°44'21" E for a distance of 7.91 feet to a point on the West right of way line of Citrus Tower Boulevard, said point being the beginning of a curve concave to the West, having a radius of 50.00 feet, a chord bearing of S 05°56'19" E and a chord distance of 10.56 feet; thence run Southerly along said West right of way line of Citrus Tower Boulevard and the arc of said curve for a distance of 10.58 feet through a central angle of 12°07'11" to the end of said curve; thence run S 00°05'24" W for a distance of 10.78 feet; thence leaving said West right of way line of Citrus Tower Boulevard run S 88°30'14" W for a distance of 9.80 feet; thence run S 79°56'49" W for a distance of 7.01 feet; thence run N 77°58'58" W for a distance of 14.30 feet; thence run N 46°35'03" W for a distance of 38.50 feet; thence run N 43°25'50" W for a distance of 46.88 feet to the Point of Beginning.

THIS IS NOT A BOUNDARY SURVEY.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322

06/29/18

STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.

Prepared for: 15089.022

Architectural Concepts

Rhoden Land Surveying, Inc.

LB #6980

420 E. Minnehaha Ave.

Clermont, FL 34711

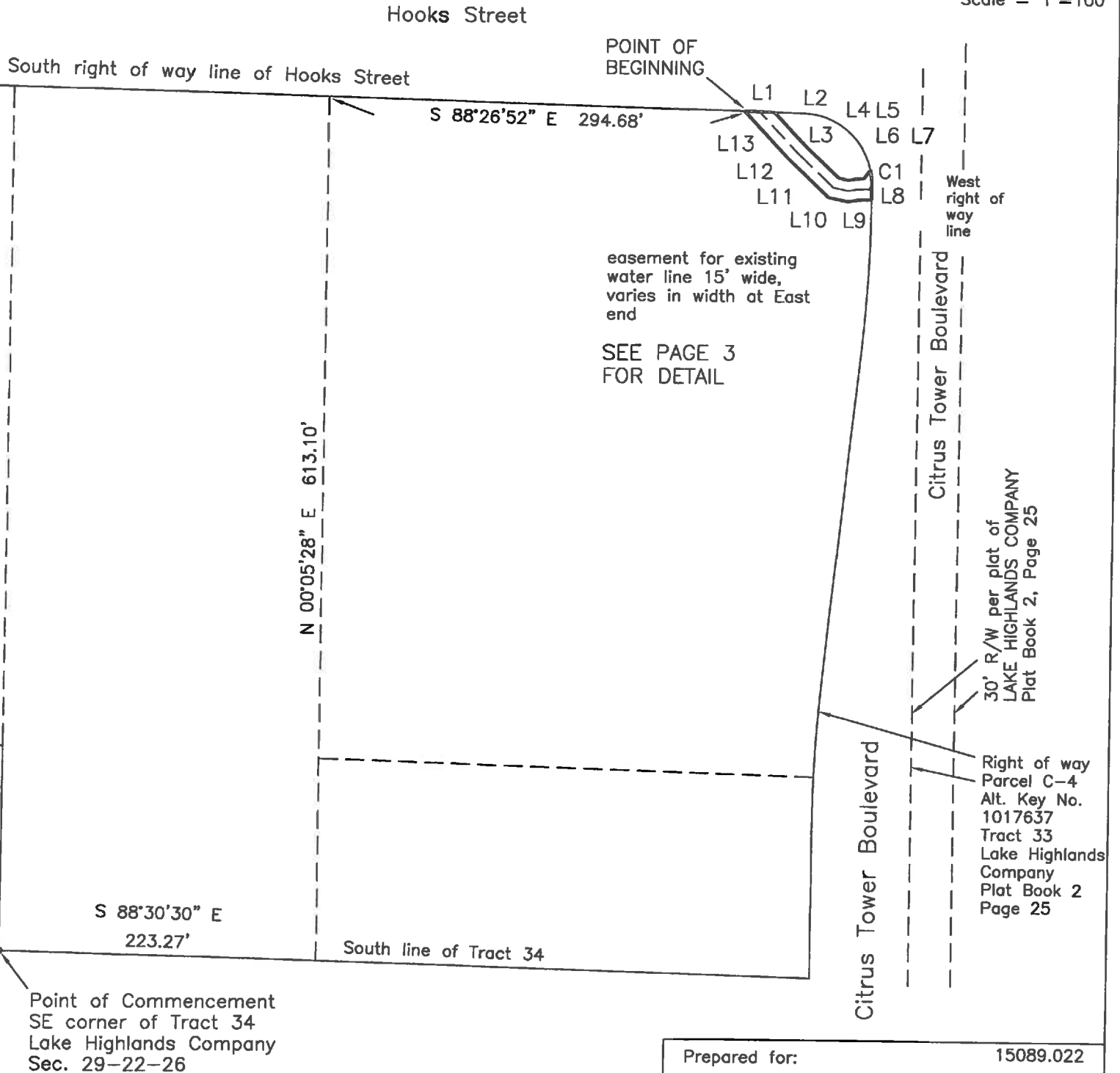
352-394-6255

Map of Description

PAGE 2 OF 3



Scale = 1"=100'



Prepared for: 15089.022

Architectural Concepts

Rhoden Land Surveying, Inc.

LB #6980

420 E. Minnehaha Ave.

Clermont, FL 34711

352-394-6255

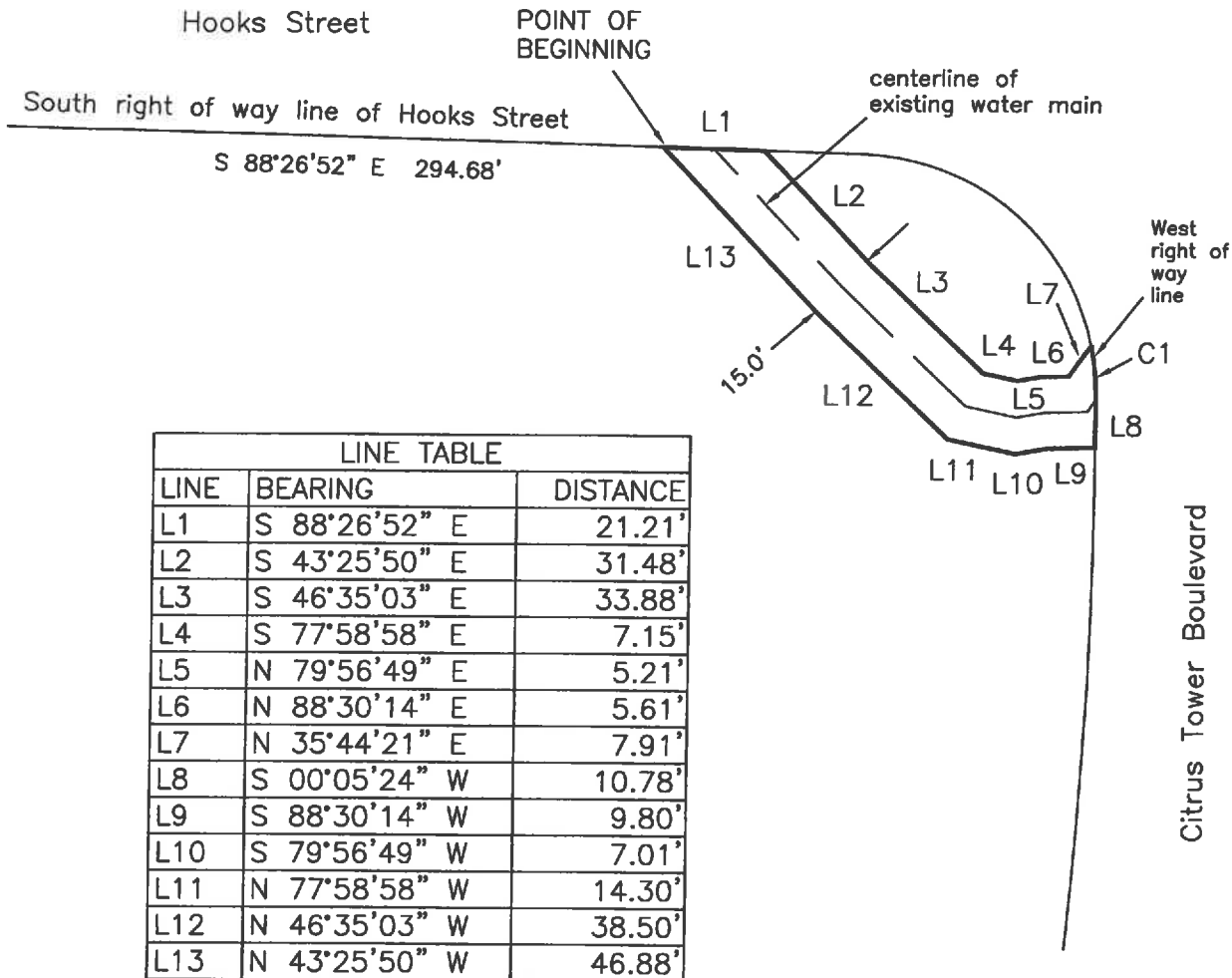
THIS IS NOT A BOUNDARY SURVEY.

Map of Description

PAGE 3 OF 3



Scale = 1"=40'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°26'52" E	21.21'
L2	S 43°25'50" E	31.48'
L3	S 46°35'03" E	33.88'
L4	S 77°58'58" E	7.15'
L5	N 79°56'49" E	5.21'
L6	N 88°30'14" E	5.61'
L7	N 35°44'21" E	7.91'
L8	S 00°05'24" W	10.78'
L9	S 88°30'14" W	9.80'
L10	S 79°56'49" W	7.01'
L11	N 77°58'58" W	14.30'
L12	N 46°35'03" W	38.50'
L13	N 43°25'50" W	46.88'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	10.58'	10.56'	S 05°56'19" E	12°07'11"

THIS IS NOT A BOUNDARY SURVEY.

Prepared for: 15089.022
Architechtrual Concepts

Rhoden Land Surveying, Inc.

LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255



CITY OF CLERMONT

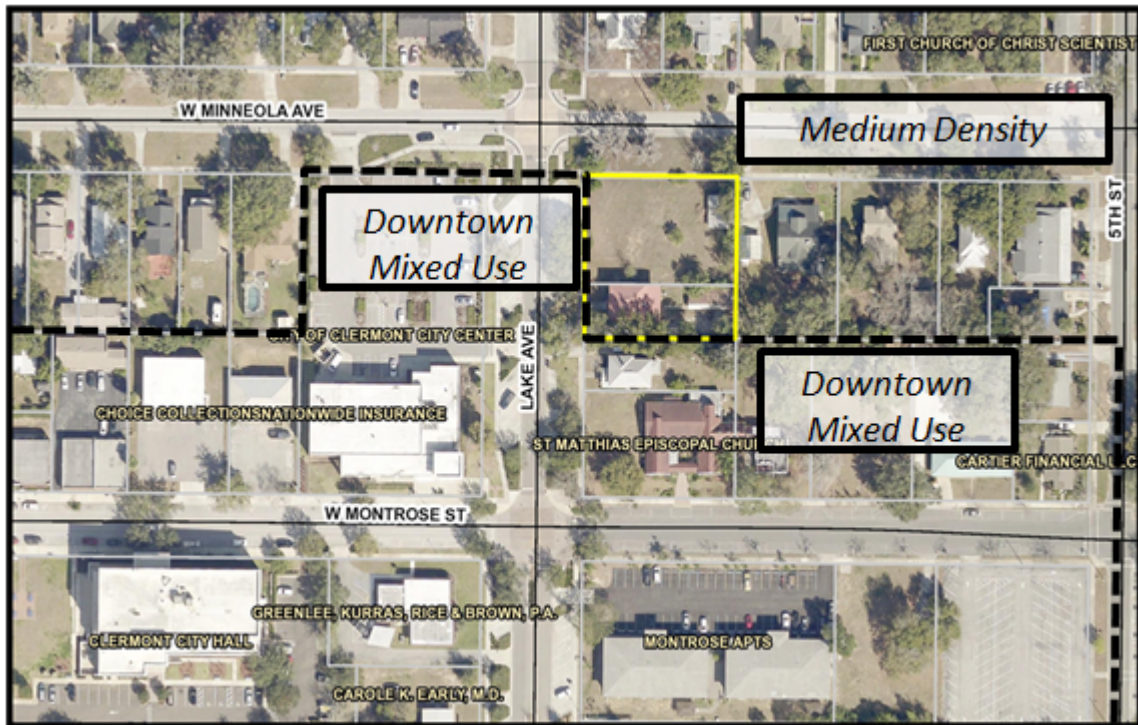
AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, July 24, 2018	
Agenda Item Name	
Ordinance No. 2018-12 <i>Final</i> 607 & 619 Lake Ave Comprehensive Plan Amendment	
Requested Action	
Recommend approval of Ordinance No. 2018-12	
Staff Report	

This was tabled from the April 24, 2018 City Council Meeting. The applicants, OMBS LLC and Hunters Trace LLC, are seeking a small-scale comprehensive plan amendment for property that is approximately 0.52 +/- acres in size. This is a joint application that consists of two parcels. The property is located east of the Clermont City Center parking lot, southeast of the Minneola Ave. and Lake Ave. intersection. The OMBS property had a residential structure that was removed in the past few years and will be redeveloped in the near future. The Hunters Trace property currently has a structure that is being used and may be redeveloped in the future.

The future land use is currently Medium Density Residential. The applicants desire a change to Downtown Mixed Use. The Downtown Mixed Use is adjacent to the property on two sides, the west and the south. The conversion would make a logical expansion of the Downtown Mixed Use to the north and east. This change would be a natural progression outward of the uses allowed in the Downtown Mixed Use.



Comprehensive Plan Objectives & Policies supporting the change include:

Objective 1.1: Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate areas.

Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

Since the requested change promotes an orderly expansion and supported by the Comprehensive Plan, staff recommends approval of Ordinance 2018-12 for a small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Downtown Mixed Use. *The Planning and Zoning Commission recommended unanimous approval, 6-0.*

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
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- | | | |
|----|------------------------------|----------------------------------|
| 1. | 2018-12 607 619 Lake Ave CPA | 2018-12 607 619 Lake Ave CPA.pdf |
| 2. | 607 Lake Ave Maps | 607 Lake Ave Maps.pdf |
| 3. | Site Photos | Site Photos.pdf |
| 4. | CPA Application | CPA Application.pdf |
| 5. | CPA Legal Ad Proof | CPA Legal Ad Proof.pdf |
| 6. | Continuance to July 24 2018 | Continuance to July 24 2018.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-12

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 1, 2, and 3, Block 56, the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida.

LOCATION

Southeast corner of the intersection of Lake Avenue & West Minneola Avenue
Alternate Key 1613191 & 1613205



CITY OF CLERMONT
ORDINANCE NO. 2018-12

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: MEDIUM DENSITY RESIDENTIAL
TO: DOWNTOWN MIXED USE

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.

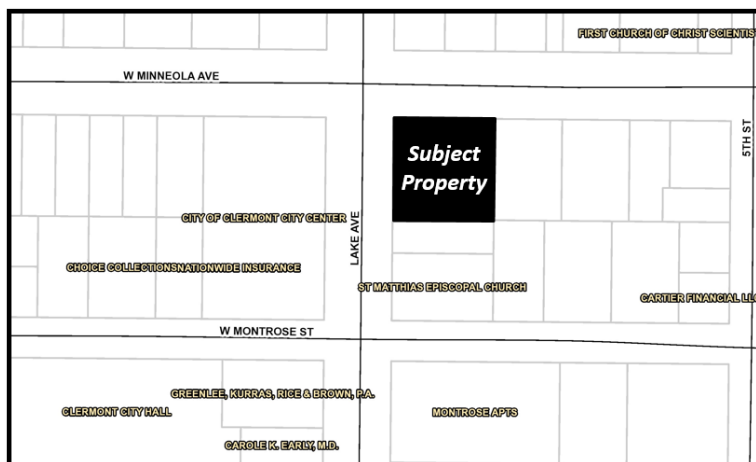
SECTION 3.

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. 2018-12

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of July, 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

Exhibit - Location Map
607 Lake Ave. & 619 Lake Ave.

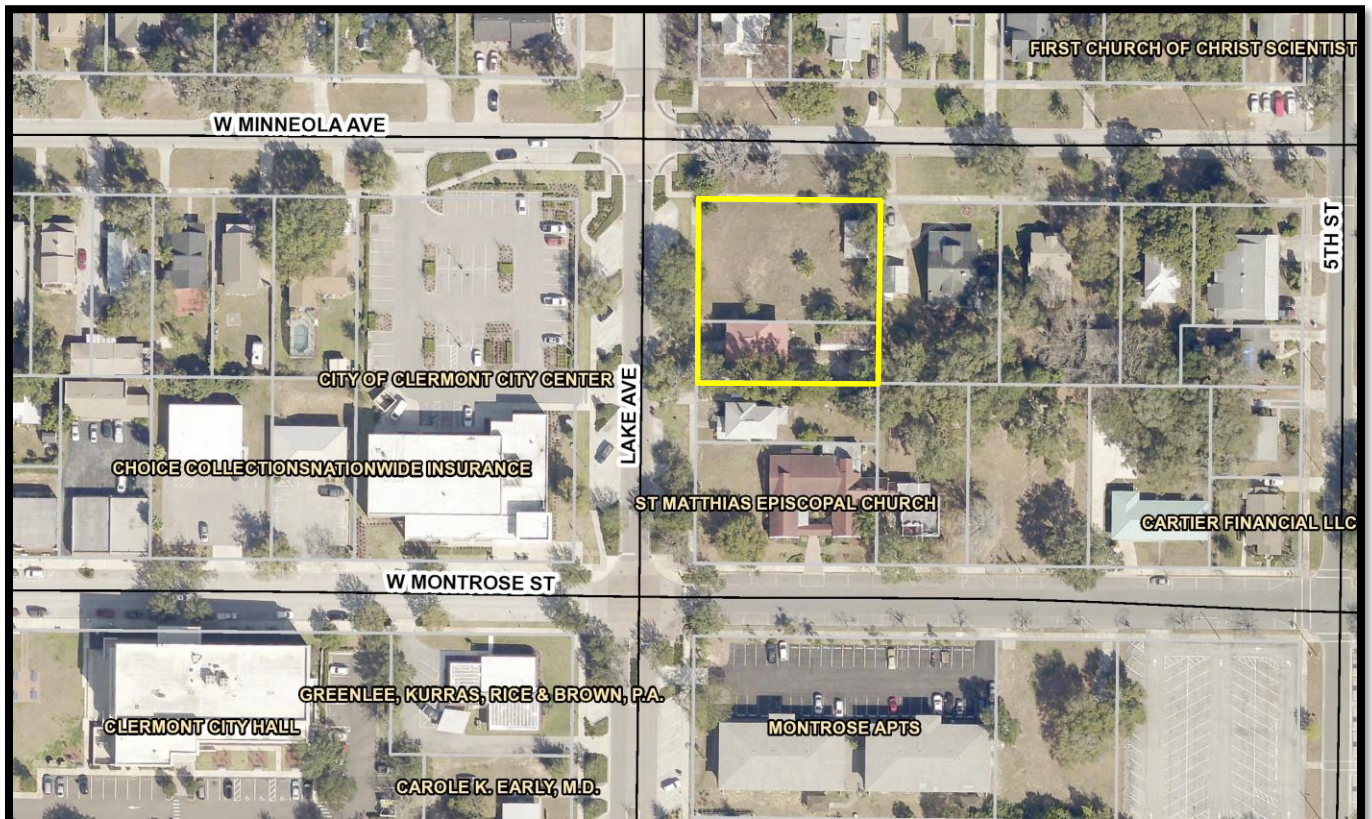
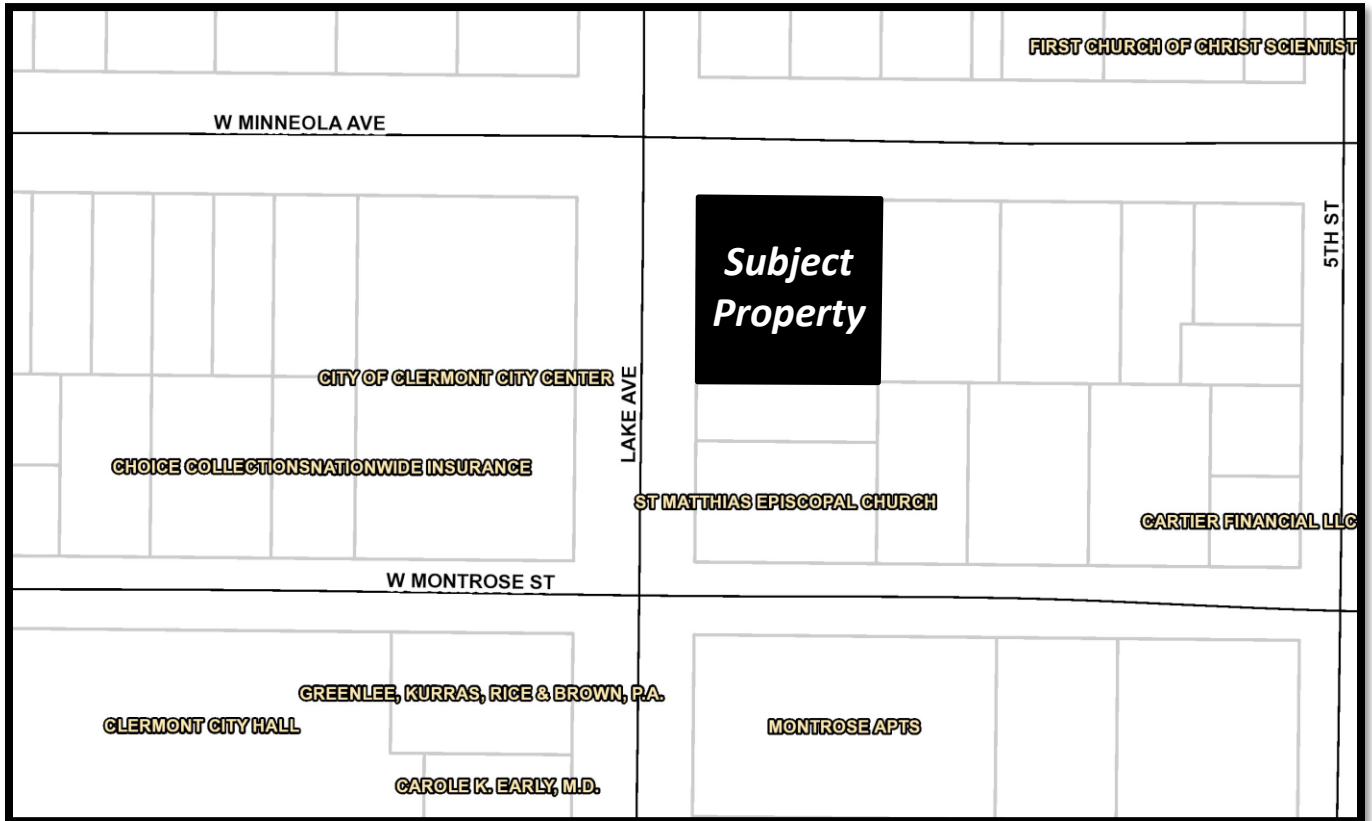


Exhibit – Future Land Use Map
607 Lake Ave. & 619 Lake Ave.

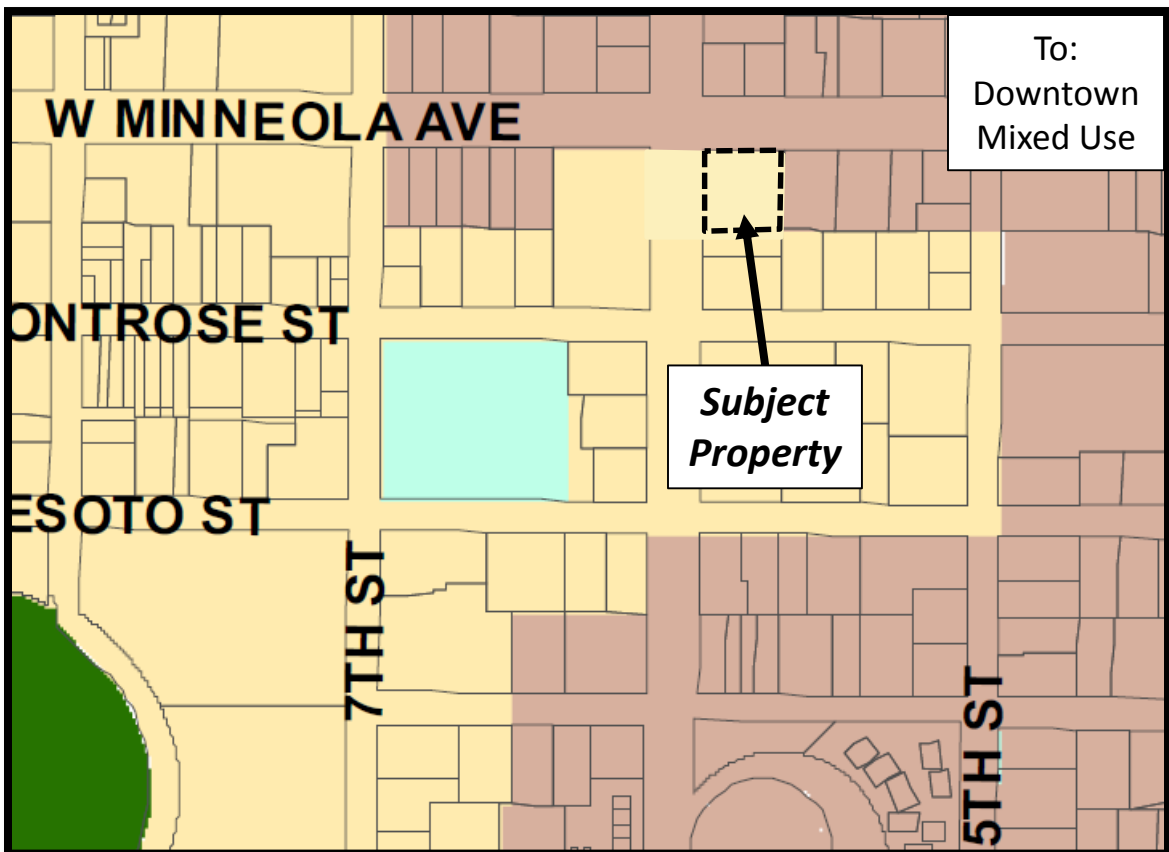
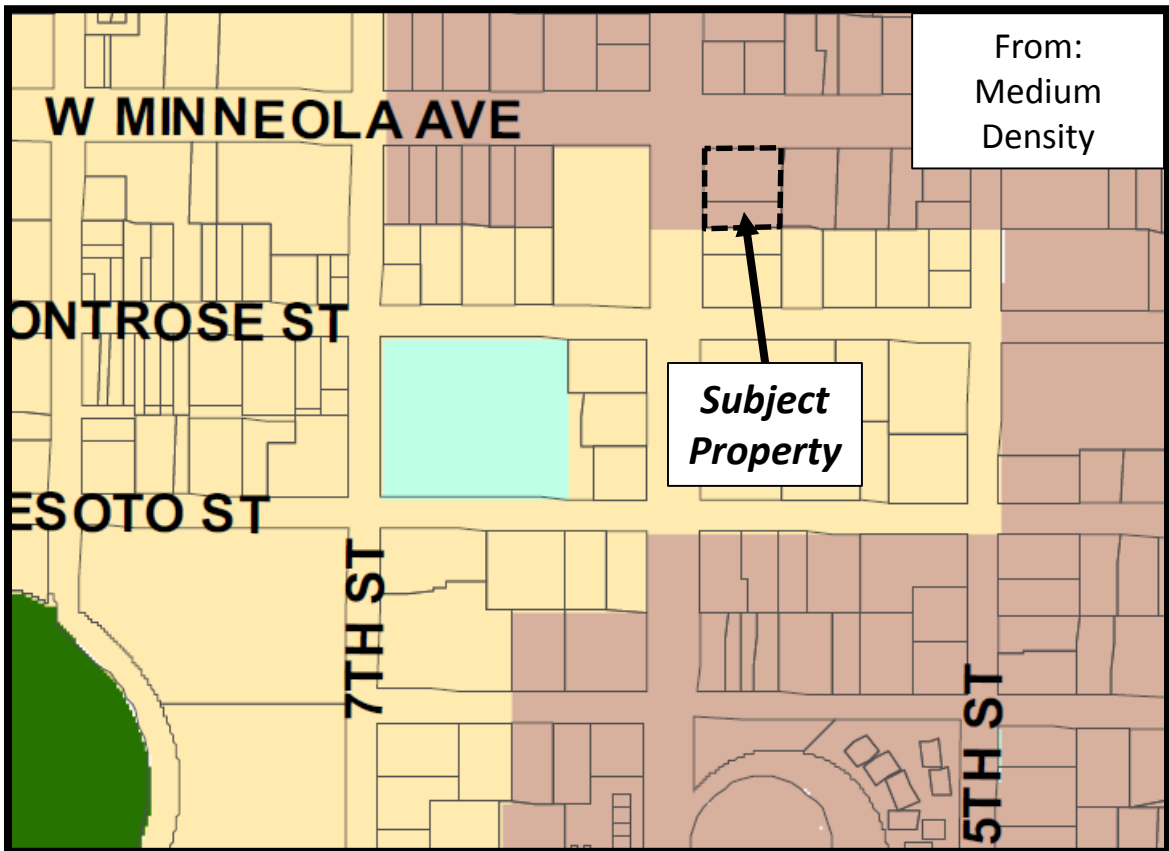
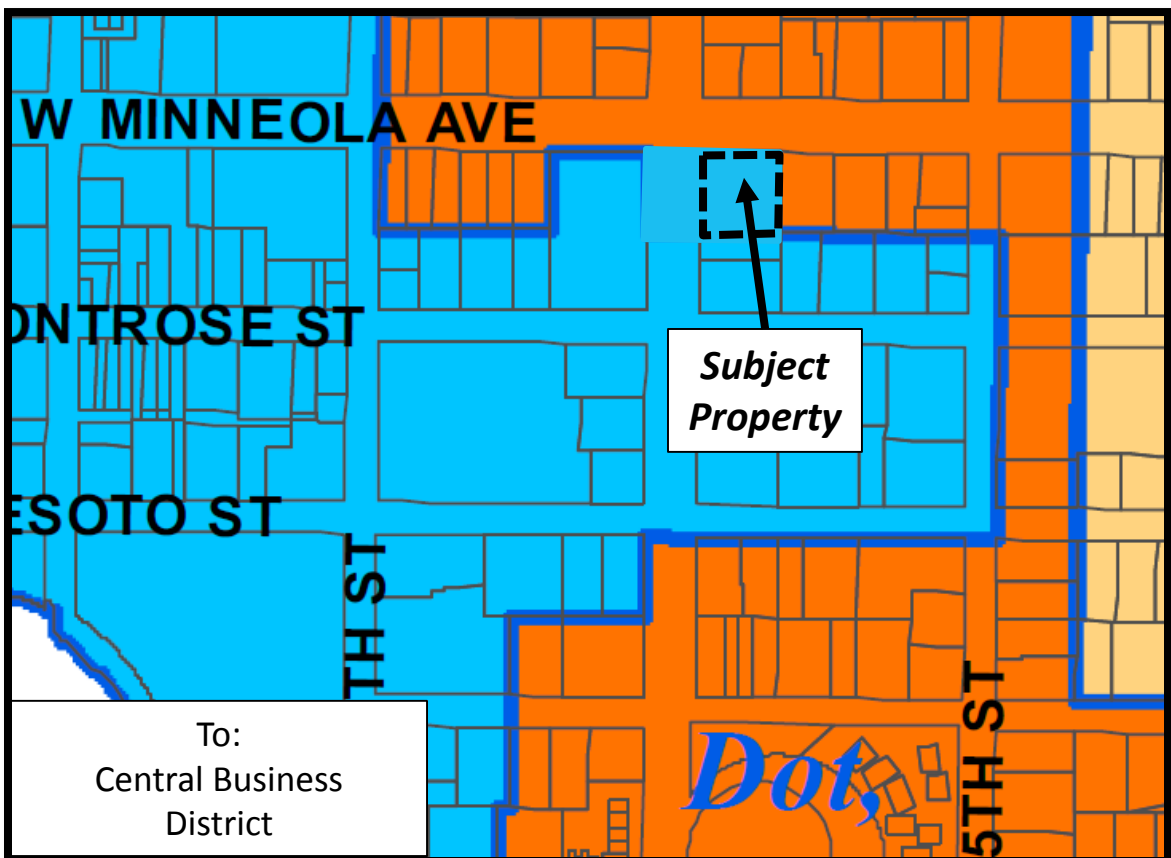
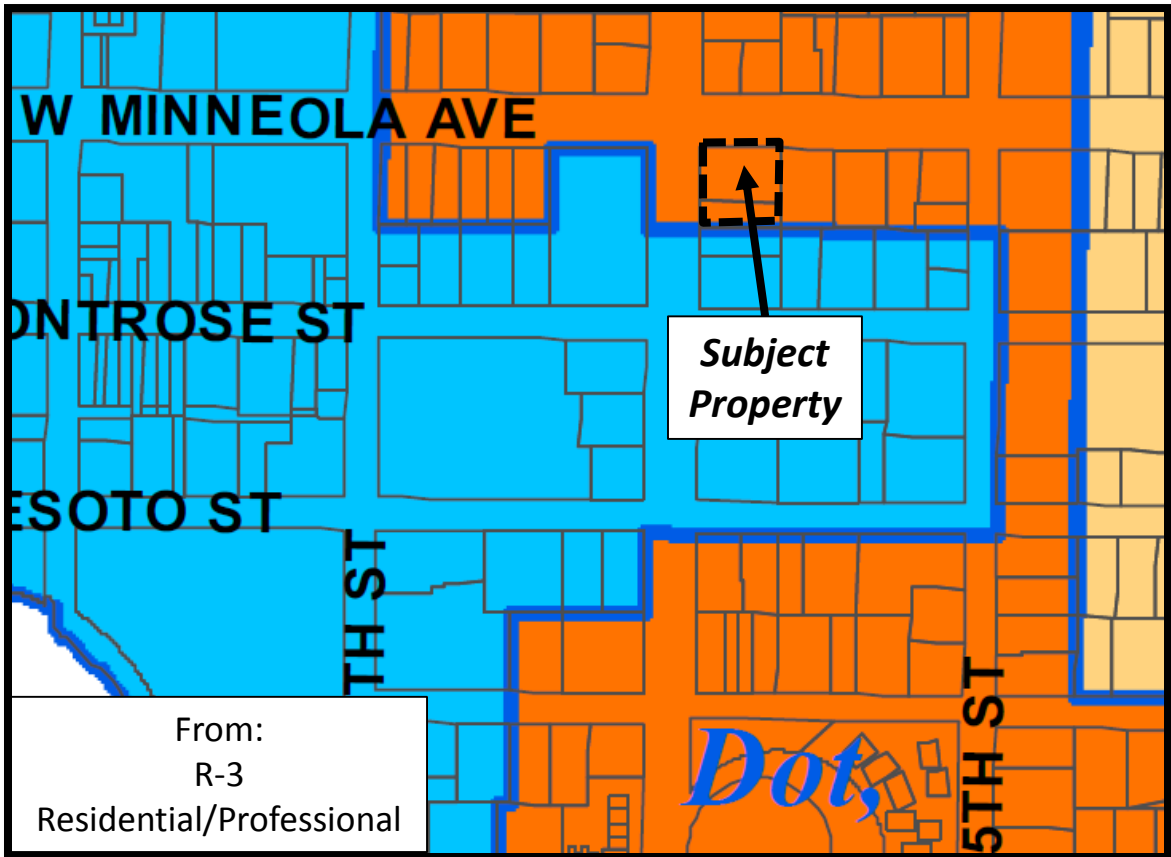


Exhibit - Zoning Map
607 Lake Ave. & 619 Lake Ave.



Site Photos – 607 & 619 Lake Ave



East of subject site



Northwest of subject site



North view



West view



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 3.1.18

FEE: 755 + AD

Project Name (if applicable): _____

Applicant: Omb's LLC & Hunter's trace LLC

Contact Person: Jayson A Stringfellow

Address: 1455 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-1104 Fax: _____

E-Mail: Envyxl@gmail.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 607 Lake Ave

at

619 Lake Ave

Legal Description (include copy of survey): _____

Clermont lots 1, 2 BLK 56 PD 8 pg 17 ORB 5018
pg 703 / Clermont Lot 3 BLK 56 PD 8 pg 17
ORB 2171 pg 1870

Property size (in acres or square feet): 15,000 / 7500

Flood hazard area (yes) _____ and approx. acreage 0.52 (no) X

Existing (Actual) Land Use: Medium Density

Existing Zoning: R-3

Existing Future Land Use: Downtown Medium Density

Proposed Future Land Use: CBD Downtown

Type of development proposed: _____



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: CBD

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 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.

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
--



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, 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 MEDIUM DENSITY to DOWNTOWN MIXED USE for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

Jayson Stringfellow
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of MARCH, 2018



X L. Widican
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, who being

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

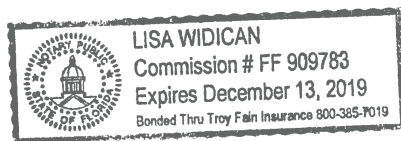
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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 Medium Density to Downtown Mixed Use 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.

Jay Stringfellow
Affiant - Applicant Name (print)

[Signature]
X
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018.



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

My Commission Expires: Dec 13, 2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Tracy Wade, 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 Medium Density to Downtown Mix-Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

TRACY WADE
Affiant - Applicant Name (print)

X Tracy Wade
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of March, 2018.



X Dawn Stalaker
Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

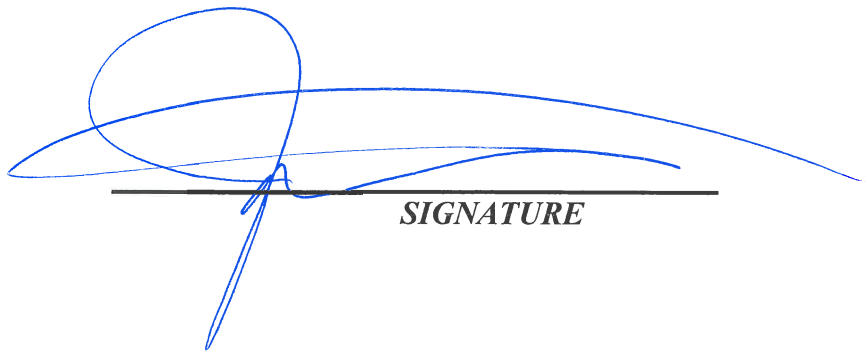
**Description of CUP Application for OMBS, LLC .
Supplement to page 2**

Applicant is requesting to decrease the minimum lot size and width for the referenced vacant lot located adjacent to the CBD in the downtown historic district. Applicant is requesting 50' wide lots with a reduction from 7500 square feet for each detached home to 5000 Square feet

Applicant is further using this application to encourage the City to explore the benefits of increased densities while maintaining the single family detached character of the downtown area. Currently the literal interpretation of the land development code provision incentivizes attached residential over smaller lot size detached single family. Allowing smaller lot sizes for detached dwellings would help maintain the character and promote economic stability in the downtown neighborhoods.

The intent of the code is to promote infill. This CUP will provide an example of how to transition from mixed-use areas to a comfortable urban residential neighborhoods.

Jayson A .Stringfellow
Applicant /Owner Name



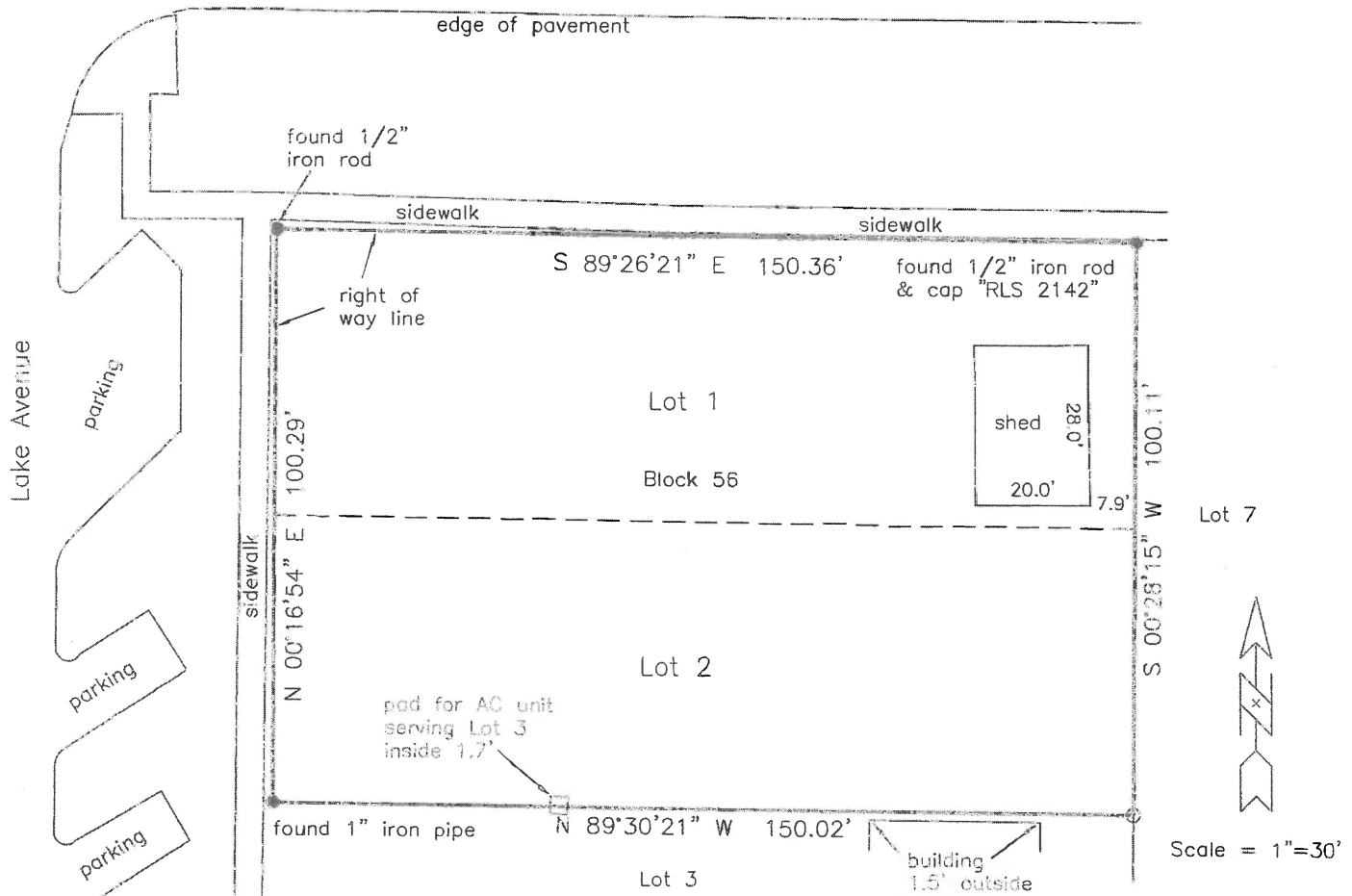
SIGNATURE

Map of Boundary Survey

West Minneola Avenue

Description:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.



City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Notes:

- Bearings based on the West right of way of Lake Ave. as being N 00°16'54" E, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Old Republic National Title Insurance Company file #00285-059 dated 10-02-17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.345 acres, more or less.

LEGEND:

- Denotes set 1/2" iron rod & cap marked "LB 6980"

Surveyor's Certification

I hereby certify to OMBS, L.L.C.,

Old Republic National Title Insurance Company and Law Office of Anita Geraci-Carver, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322

10/18/17

STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Field Date 10/18/17	Prepared for: OMBS, L.L.C.	17067.001
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=30'		



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 3.1.18

FEE: 755 + AD

Project Name (if applicable): _____

Applicant: Omb's LLC & Hunter's trace LLC

Contact Person: Jayson A Stringfellow

Address: 1435 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-1104 Fax: _____

E-Mail: Envyxl@gmail.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 607 Lake Ave

&

619 Lake Ave

Legal Description (include copy of survey): _____

Clermont lots 1, 2 BLK 56 PD 8 pg 17 ORB 5018
pg 703 / Clermont lot 3 BLK 56 PD 8 pg 17
ORB 2171 pg 1870

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Existing Zoning: R-3

Existing Future Land Use: Downtown Medium Density

Proposed Future Land Use: CBD Downtown

Type of development proposed: _____



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: CBD

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 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:

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- 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.
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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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

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

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3. That the owner of said property has appointed _____ 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.

Jayson Stringfellow
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018



X L. Widican
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, who being

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

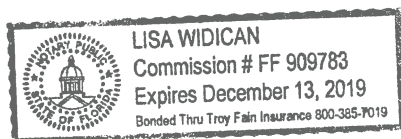
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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 Medium Density to Downtown Mixed Use 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.

Jay Stringfellow
Affiant - Applicant Name (print)

[Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018.



[Signature]
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Tracy Wade, 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 Medium Density to Downtown Mix-Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

TRACY WADE
Affiant - Applicant Name (print)

X Tracy Wade
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of March, 2018.



X Dawn Stalaker
Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

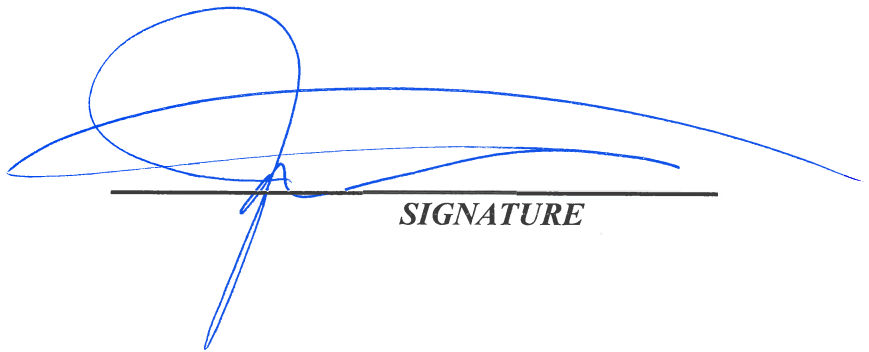
Description of CUP Application for OMBS, LLC .
Supplement to page 2

Applicant is requesting to decrease the minimum lot size and width for the referenced vacant lot located adjacent to the CBD in the downtown historic district. Applicant is requesting 50' wide lots with a reduction from 7500 square feet for each detached home to 5000 Square feet

Applicant is further using this application to encourage the City to explore the benefits of increased densities while maintaining the single family detached character of the downtown area. Currently the literal interpretation of the land development code provision incentivizes attached residential over smaller lot size detached single family. Allowing smaller lot sizes for detached dwellings would help maintain the character and promote economic stability in the downtown neighborhoods.

The intent of the code is to promote infill. This CUP will provide an example of how to transition from mixed-use areas to a comfortable urban residential neighborhoods.

Jayson A .Stringfellow
Applicant /Owner Name



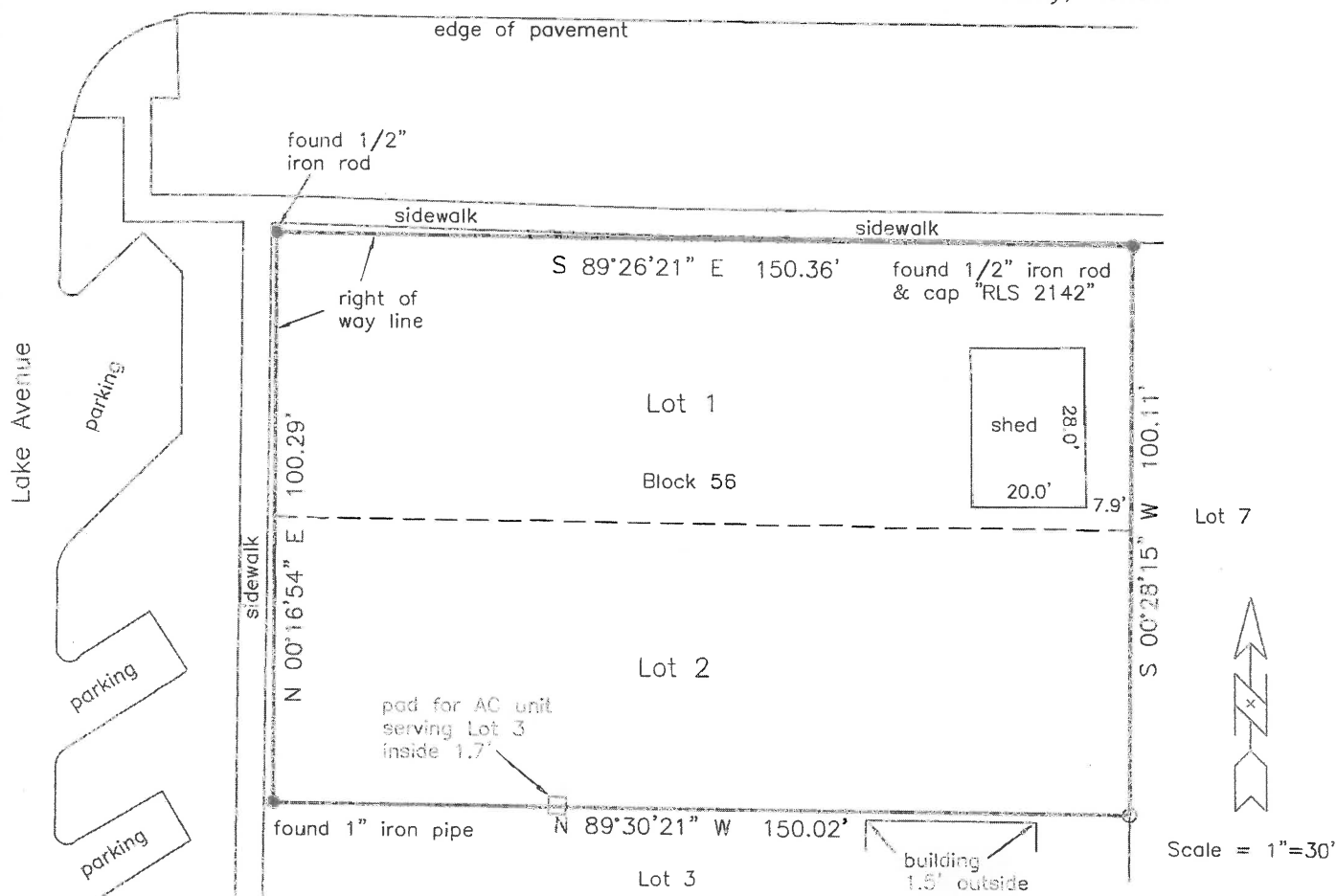
SIGNATURE

Map of Boundary Survey

West Minneola Avenue

Description:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.



City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Notes:

- Bearings based on the West right of way of Lake Ave. as being N 00°16'54" E, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Old Republic National Title Insurance Company file #00285-059 dated 10-02-17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.345 acres, more or less.

Surveyor's Certification

I hereby certify to OMBS, L.L.C., Old Republic National Title Insurance Company and Law Office of Anita Geraci-Carver, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322
10/18/17

STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND:

- Denotes set 1/2" iron rod & cap marked "LB 6980"

Field Date 10/18/17	Prepared for: OMBS, L.L.C.	17067.001
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=30'		

COPY

Prepared by and return to:

Anita Geraci-Carver

Attorney at Law

Law Office of Anita Geraci-Carver, P.A.

1560 Bloxam Avenue

Clermont, FL 34711

352-243-2801

File Number: 00285-059

Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this **25th** day of **October, 2017** between **Stephen Briddon and Nicola Briddon, husband and wife** whose post office address is **8707 Eton Court, Celebration, FL 34747**, grantor, and **OMBS, LLC, a Florida limited liability company** whose post office address is **1455 W. Lakeshore Drive, Clermont, FL 34711**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

Parcel Identification Number: 2422250100-056-00100

DOCUMENTARY STAMPS IN THE AMOUNT OF \$595.00 HAVE BEEN PAID. THE PURCHASE PRICE IS \$85,000.00

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Donna L. Divine
Witness Name: Donna L. Divine

Anita Geraci-Carver
Witness Name: Anita Geraci-Carver

Stephen Briddon (Seal)
Stephen Briddon

Nicola Briddon (Seal)
Nicola Briddon

State of Florida
County of Lake

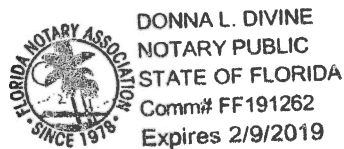
The foregoing instrument was acknowledged before me this 25th day of October, 2017 by Stephen Briddon and Nicola Briddon, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Donna L. Divine
Notary Public

Printed Name: Donna L. Divine

My Commission Expires: February 9, 2019



John E. Kruse

From: Jayson A Stringfellow <ennyx1@gmail.com>
Sent: Tuesday, April 24, 2018 11:49 AM
To: John E. Kruse
Subject: Re-schedule

John,

Please reschedule Ordinance No. 2018-12-13 for 607 & 619 Lake Ave rezoning and Comp plan amendment to the City Council meeting scheduled on July 24 2018.

Thanks,

Jayson A Stringfellow
352-267-1104
ennyx1@gmail.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, July 24, 2018	
Agenda Item Name	
Ordinance No. 2018-13 <i>Final</i> 607 & 619 Lake Ave Rezoning	
Requested Action	
Recommend approval of Ordinance No. 2018-13	
Staff Report	

This was tabled from the April 24, 2018 City Council Meeting. The applicants, OMBS LLC and Hunters Trace LLC, are seeking a rezoning from R-3 Residential/Professional District to Central Business District on property that is approximately 0.52 +/- acres in size. This zoning would coincide with the Downtown Mixed Use future land change that is also being requested by the applicants. The Central Business District zoning is currently adjacent to the property on the west and south. The change would be an orderly outward movement of the Central Business District. The zoning change would provide greater development potential on the property and expand the Central Business District. The OMBS property had a residential structure that was removed in the past few years and will be redeveloped in the near future. The Hunters Trace property has a structure that was built in 1910 and the zoning change would provide opportunities for redevelopment of this parcel as well.



Since the zoning change would encourage greater opportunities for redevelopment and new development in the Central Business District and is consistent with the overall intent of the Downtown Master Plan, staff recommends approval of Ordinance 2018-13 to rezone the parcels from R-3 Residential/Professional to Central Business District. *The Planning and Zoning Commission recommended unanimous approval, 6-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|------------------------------|----------------------------------|
| 1. | 2018-13 607 619 Lake Ave REZ | 2018-13 607 619 Lake Ave REZ.pdf |
| 2. | Site Photos | Site Photos.pdf |
| 3. | 607 Lake Ave Maps | 607 Lake Ave Maps.pdf |
| 4. | Draft site plan | Draft site plan.pdf |
| 5. | REZ Application | REZ Application.pdf |
| 6. | REZ Legal Ad Proof | REZ Legal Ad Proof.pdf |
| 7. | Continuance to July 24 2018 | Continuance to July 24 2018.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-13

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 1, 2, and 3, Block 56, the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida.

LOCATION

Southeast corner of the intersection of Lake Avenue & West Minneola Avenue
Alternate Key 1613191 & 1613205

**From: R-3 Residential/Professional District
To: Central Business 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.

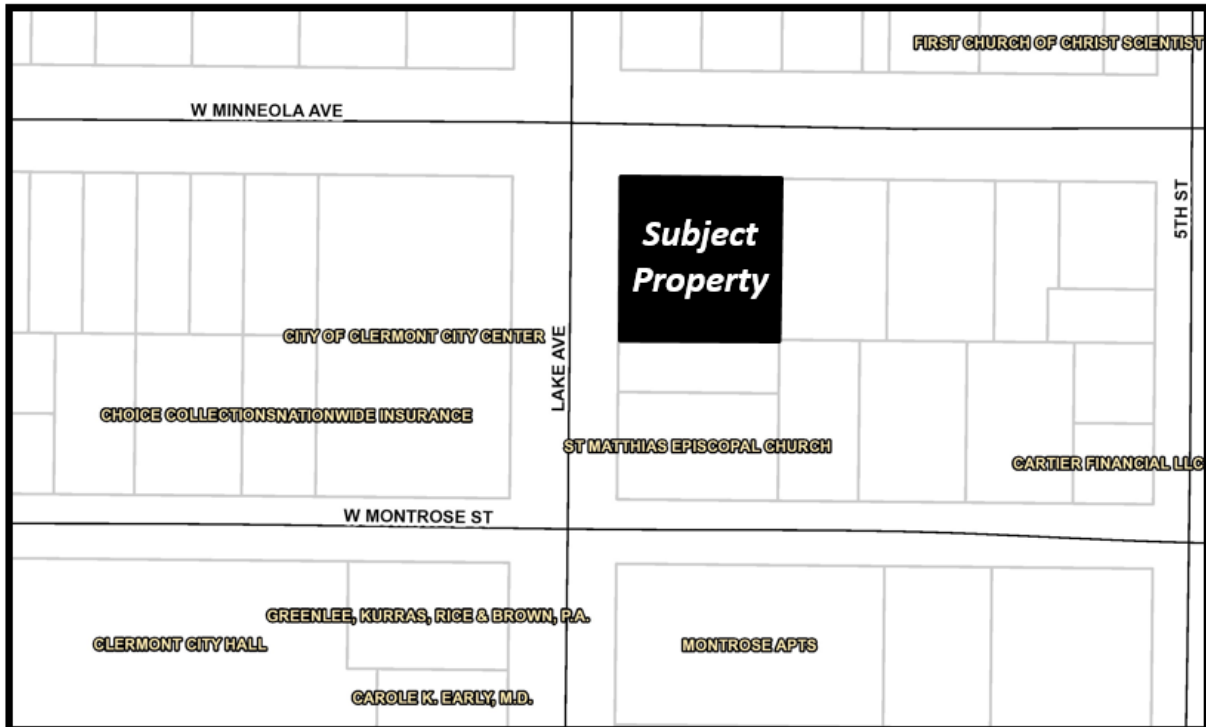
SECTION 4.

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



CITY OF CLERMONT
ORDINANCE NO. 2018-13

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-13

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of July, 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

Site Photos – 607 & 619 Lake Ave



East of subject site



Northwest of subject site



North view



West view

Exhibit - Location Map
607 Lake Ave. & 619 Lake Ave.

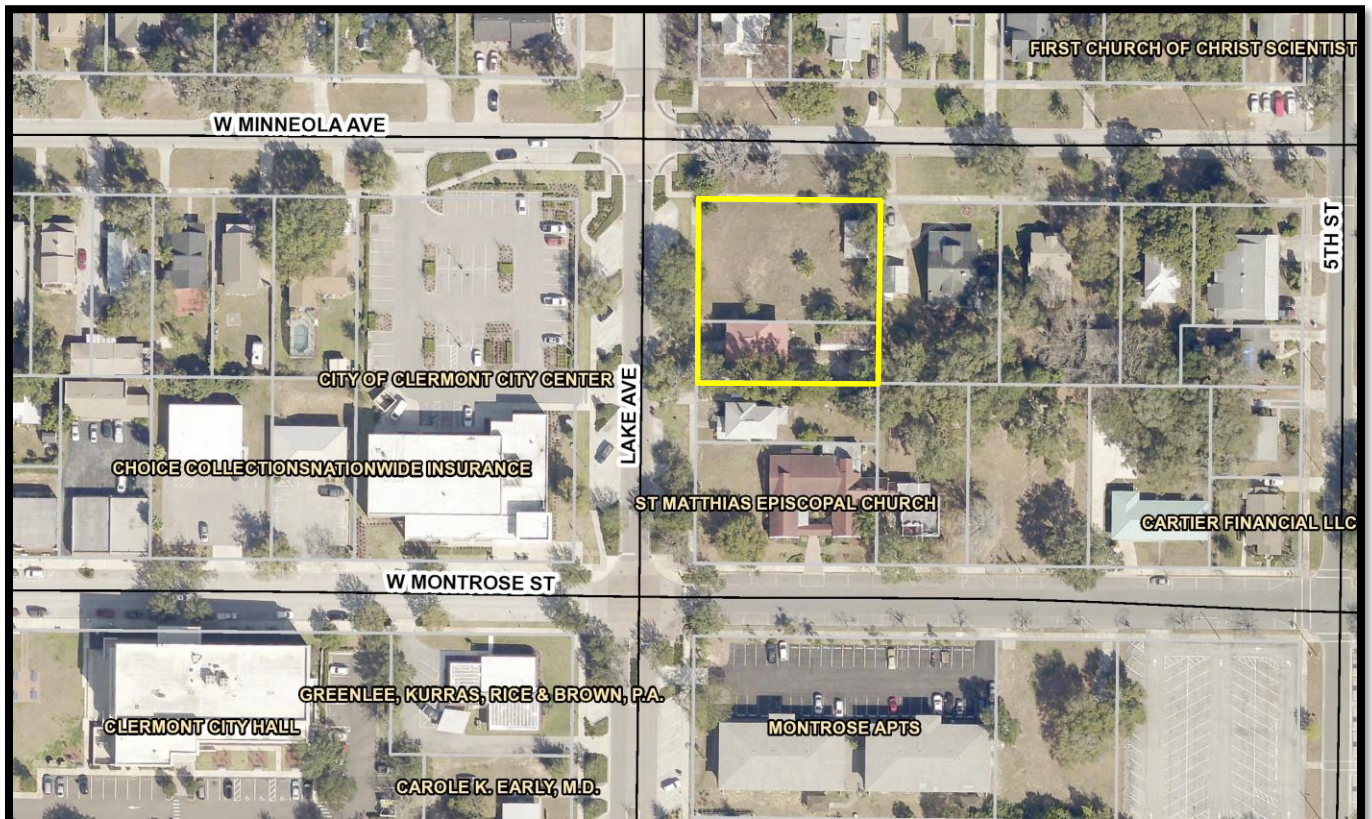
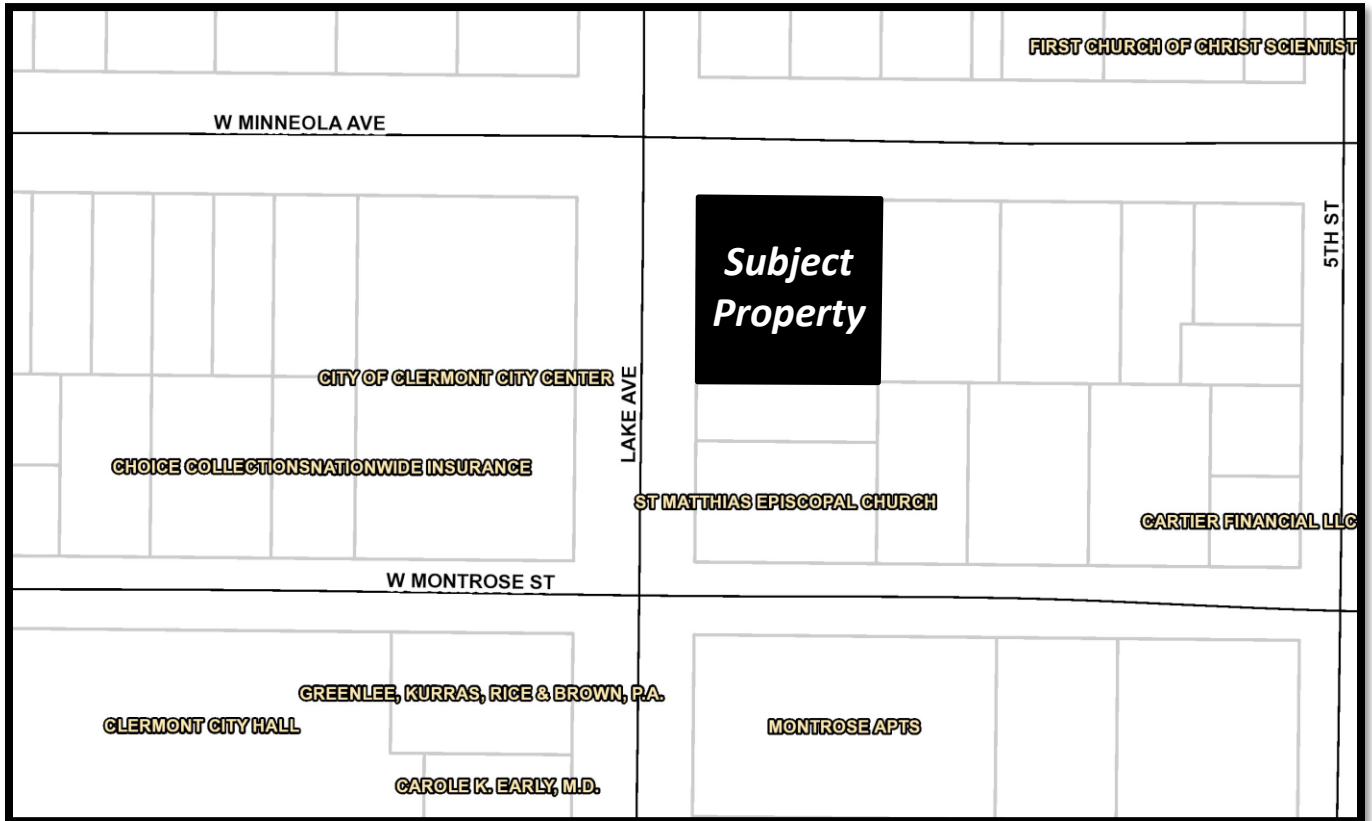


Exhibit – Future Land Use Map
607 Lake Ave. & 619 Lake Ave.

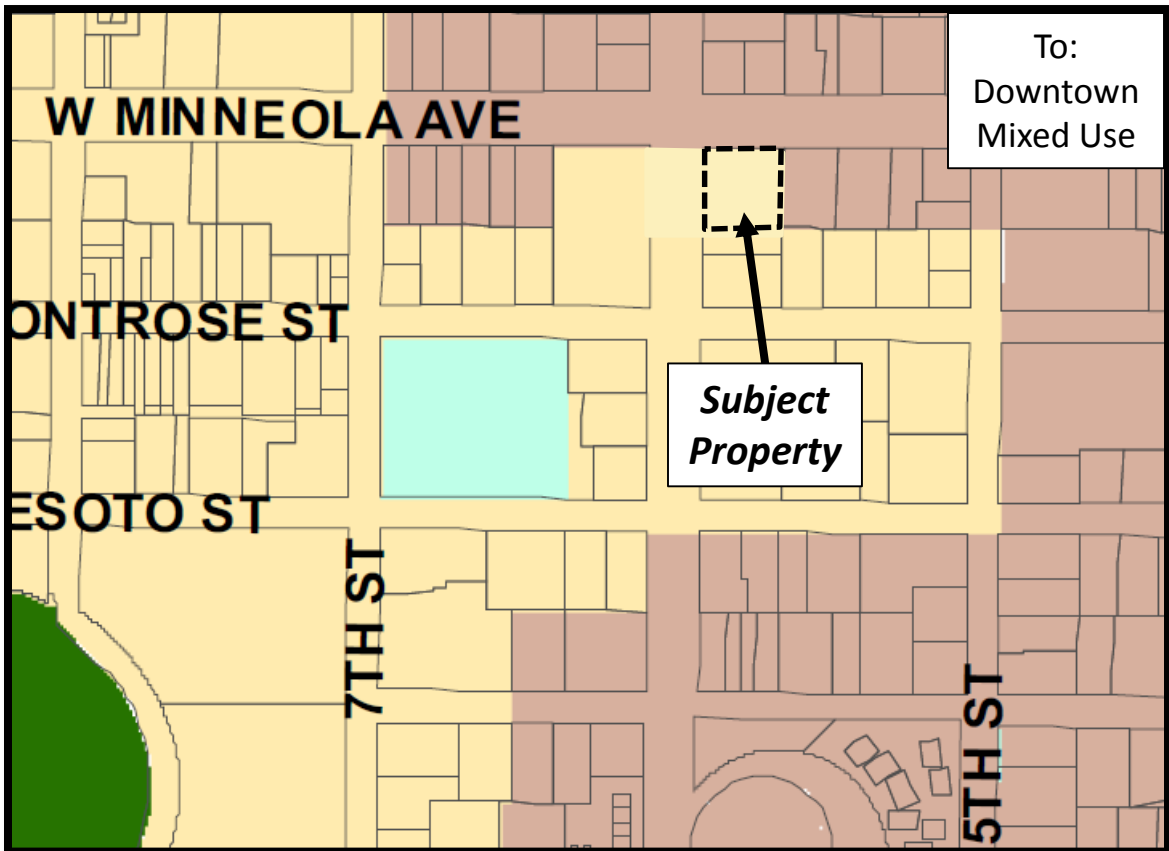
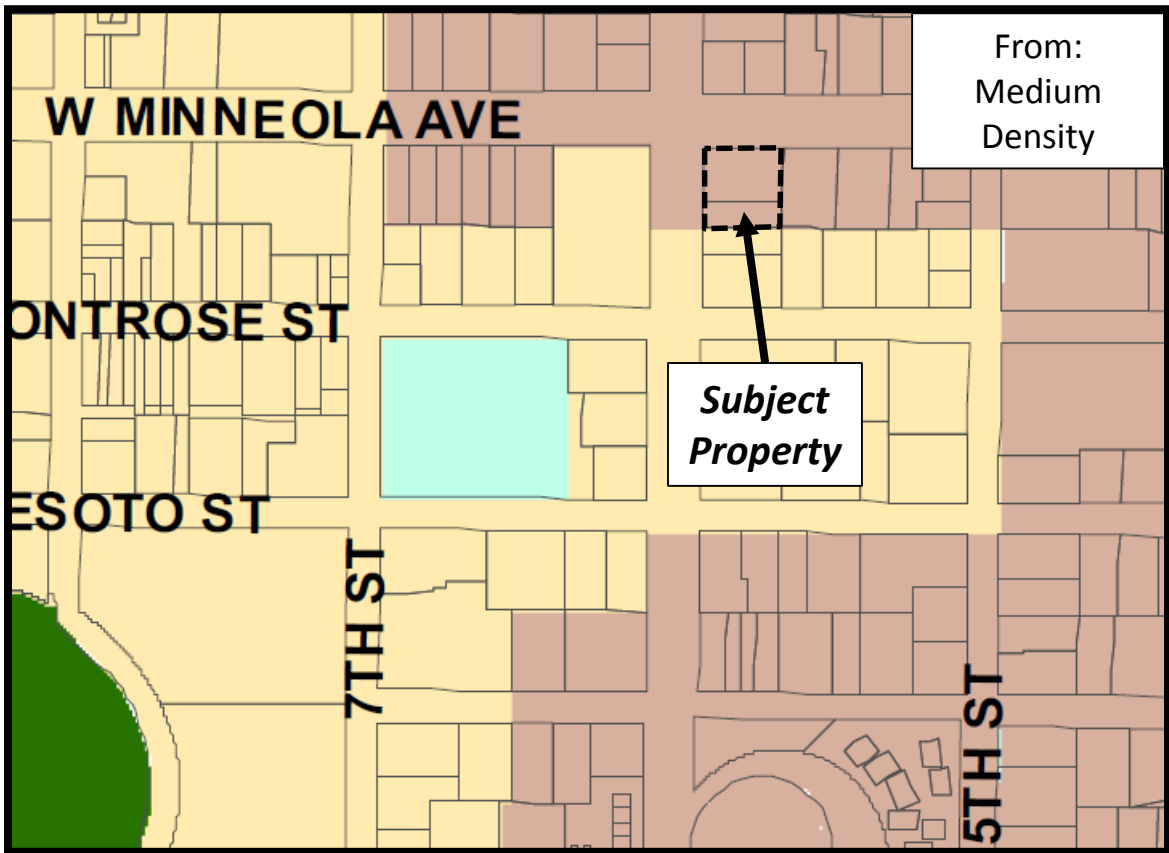
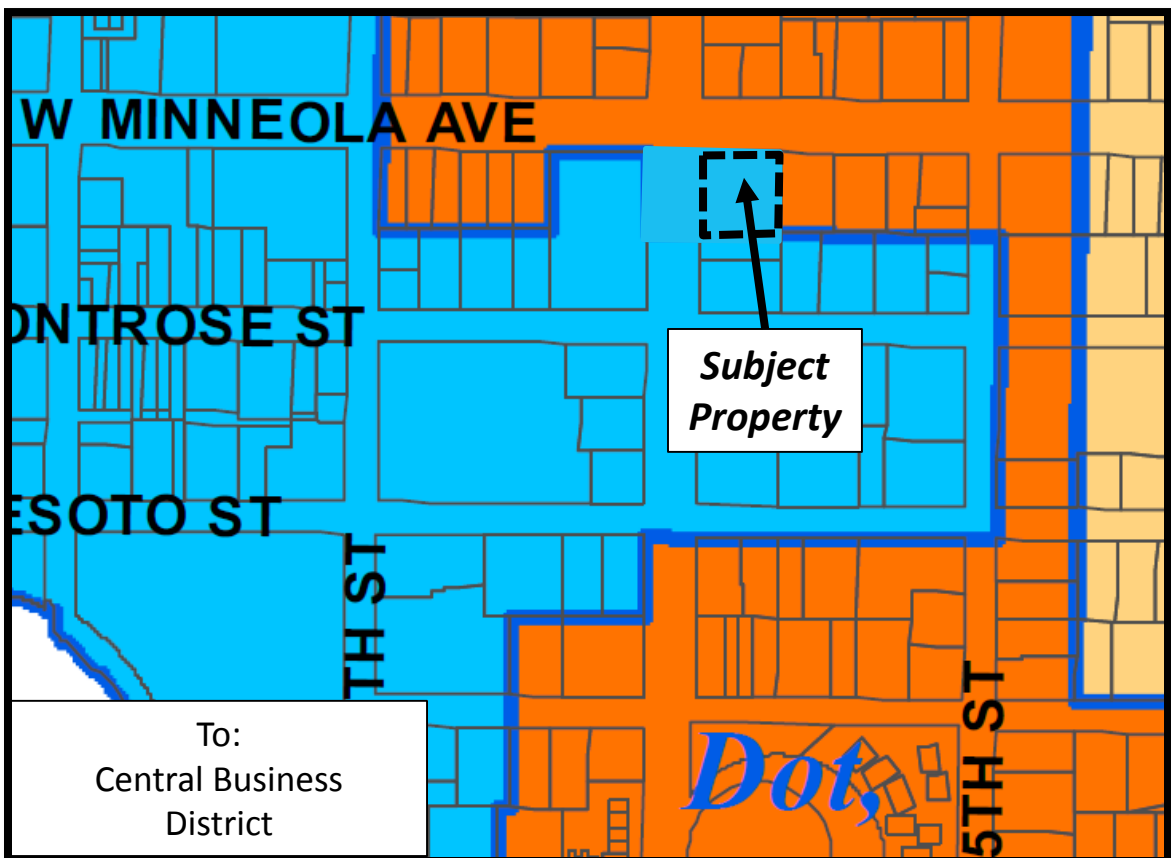
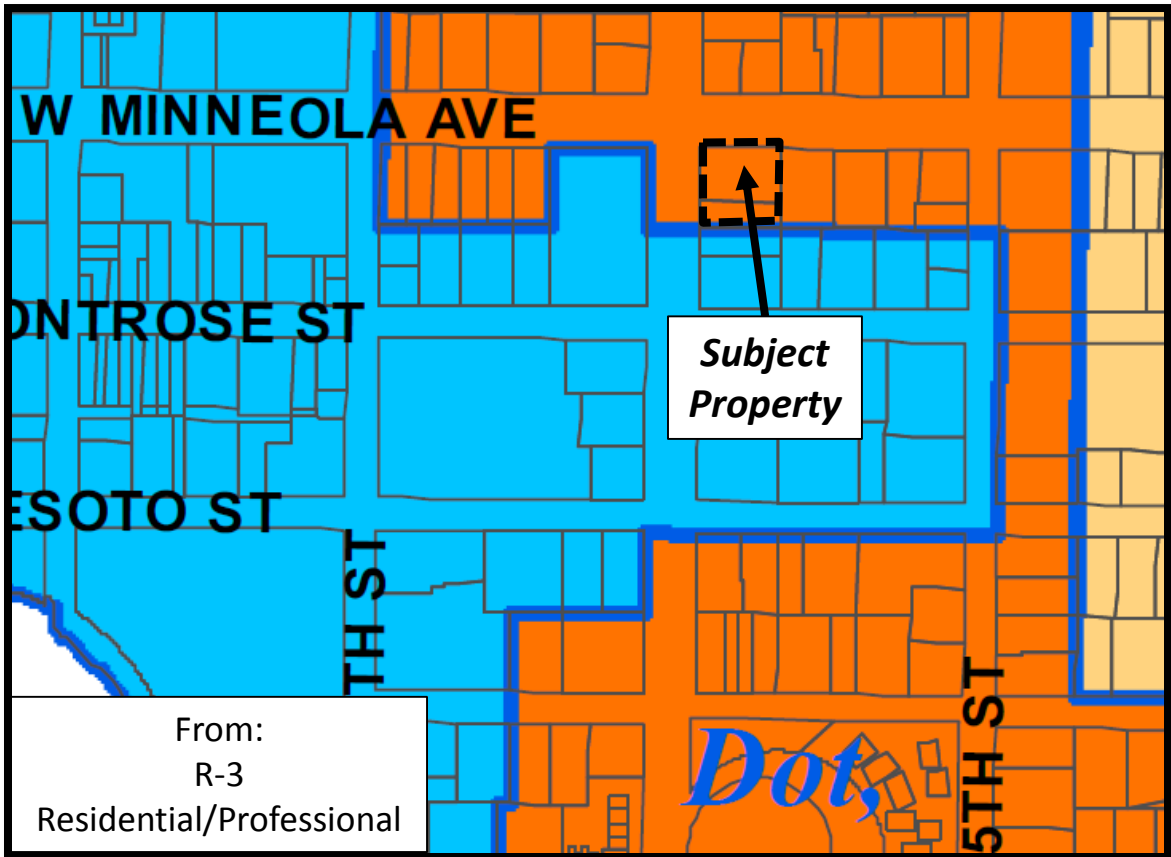


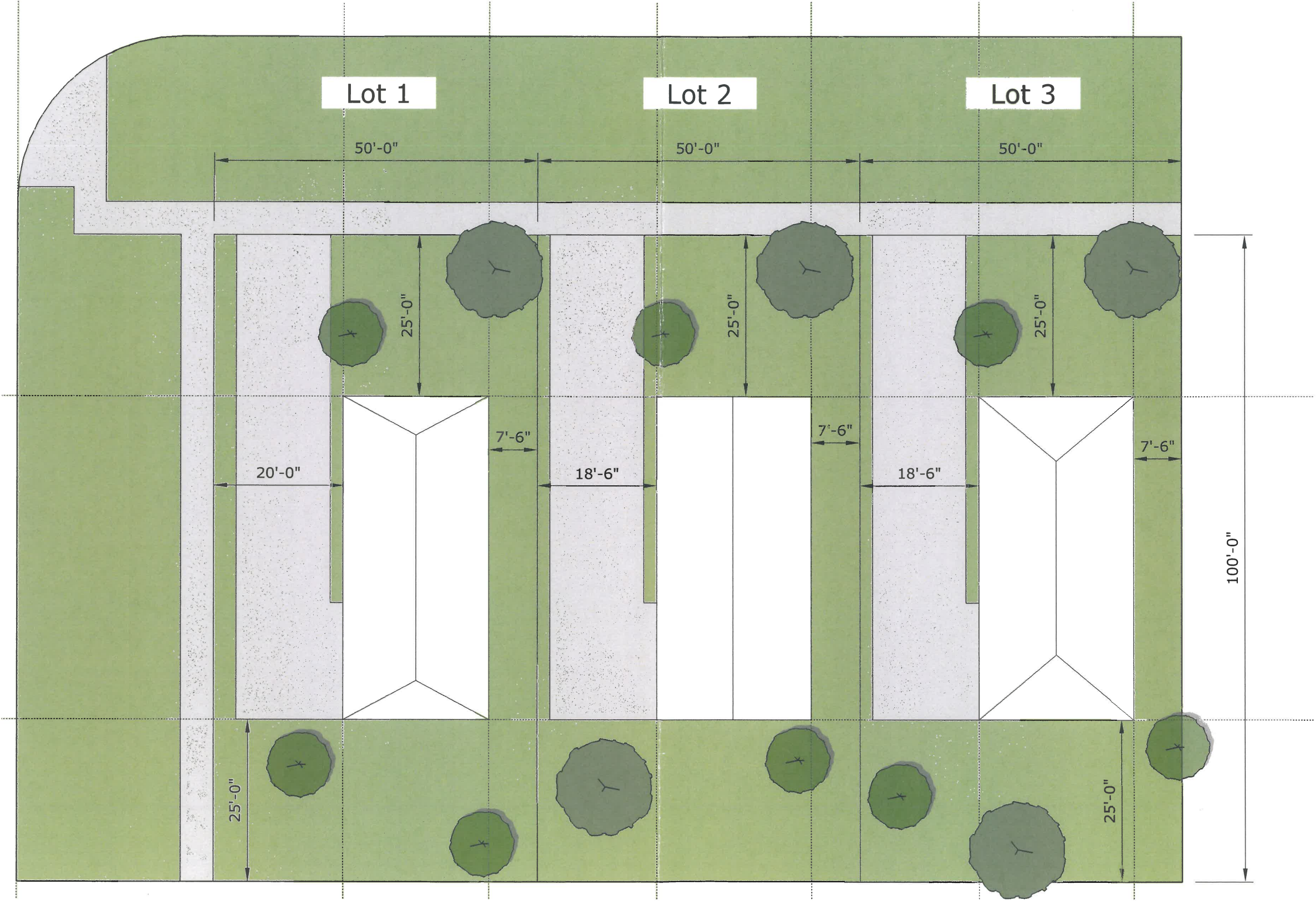
Exhibit - Zoning Map
607 Lake Ave. & 619 Lake Ave.



MINNEOLA AVE

 **DRAFT**

LAKE AVE



 **DRAFT**



Rez1802-0001



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 2-7-18

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): 607 Lake & 619 Lake Ave

APPLICANT: Ombs LLC & Hunters Trace LLC

CONTACT PERSON: Jayson Stringfellow

Address: 1455 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352.267.1104 Fax: _____

E-Mail: Envyx1@gmail.com

OWNER: Same as Contact person

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 607 Lake Ave & 619 Lake Ave

Legal Description (include copy of survey): A: Clermont Lot 1, 2 Blk

56 Pg & Pg 17 ORB 5018 Pg 703

B: Clermont Lot 3, Block 56

Pb & pages 17 ORB 2171 pg 1870

Acreage: _____ Land Use: Medium Density
(City verification required)

Present Zoning: R-3 Proposed Zoning: CBD
(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?

See attached Site plan

Jaysan Stringfellow

Applicant Name (print)

X [Signature]

Applicant Name (signature)

A. Jaysan Stringfellow

Owner Name (print)

X [Signature]

Owner Name (signature)

B. Tracy Wade

Owner Name print

X TRACY WADE

Signature

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

PROPERTY RECORD CARD

General Information

Owner Name:	OMBS LLC	Alternate Key:	1613191
Mailing Address:	1455 W LAKESHORE DR CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25- 010005600100
		Millage Group and City:	00C1 (CLERMONT)
		Total Certified Millage Rate:	17.76
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	607 LAKE AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT LOTS 1, 2 BLK 56 PB 8 PG 17 ORB 5018 PG 703		

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	VACANT RESIDENTIAL (0000)	100	150		2	LT	\$0.00	\$30,000.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	560	SF	1930	\$3,602.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5018 / 703	10/25/2017	Warranty Deed	Qualified	Vacant	\$85,000.00
4571 / 445	12/19/2014	Warranty Deed	Qualified	Improved	\$85,000.00
3056 / 1603	8/1/2005	Warranty Deed	Unqualified	Improved	\$0.00
2864 / 2005	6/2/2005	Warranty Deed	Unqualified	Improved	\$0.00
1368 / 73	5/16/1995	Personal Rep Deed	Unqualified	Improved	\$0.00
88 / 934	12/18/1962	Misc Deed/Document	Unqualified	Improved	\$0.00

PROPERTY RECORD CARD

General Information

Owner Name:	HUNTER'S TRACE LLC	Alternate Key:	1613205
Mailing Address:	PO BOX 1171 MINNEOLA, FL 34755-1171 Update Mailing Address	Parcel Number:	24-22-25-010005600300
		Millage Group and City:	00C1 (CLERMONT)
		Total Certified Millage Rate:	17.76
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	619 LAKE AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT LOT 3, BLK 56 PB 8 PG 17 ORB 2171 PG 1870		
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	MULTI FAMILY <5 UNITS (0800)	50	150		1	LT	\$0.00	\$25,000.00

Residential Building(s)

Building 001

Residential	Quadrplex	Building Value: \$96,341.00						
Summary								
Year Built: 1910		Total Living Area: 2838 ⓘ		Central A/C: Yes			Attached Garage: No	
Bedrooms: 4		Full Bathrooms: 4		Half Bathrooms: 0			Fireplaces: 0	
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1419	N	4%	20%	
2	ENCLOSED PORCH	Wood (001)	1	24	N	0%	0%	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
HUNTER'S TRACE, LLC

Filing Information

Document Number	L02000008788
FEI/EIN Number	42-7944974
Date Filed	04/12/2002
Effective Date	04/09/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/05/2011

Principal Address

13344 COUNTY RD 561
CLERMONT, FL 34711

Changed: 02/05/2011

Mailing Address

P.O. BOX 1171
MINNEOLA, FL 34755

Changed: 03/06/2007

Registered Agent Name & Address

WADE, TRACY .
13344 COUNTY RD 561
CLERMONT, FL 34711

Name Changed: 02/15/2013

Address Changed: 02/15/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

WADE, TRACY B
P.O. BOX 1171
MINNEOLA, FL 34755



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
OMBS, L.L.C.

Filing Information

Document Number	L13000122402
FEI/EIN Number	46-3548649
Date Filed	08/28/2013
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY
21	
Event Date Filed	01/10/2018
Event Effective Date	NONE

Principal Address

1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711

Mailing Address

1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711

Registered Agent Name & Address

GERACI-CARVER, ANITA, P.A.
1560 BLOXAM AVENUE
CLERMONT, FL 34711

Authorized Person(s) Detail

Name & Address

Title MGRM

STRINGFELLOW, JAYSON
1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711

Annual Reports

Report Year	Filed Date
2015	02/02/2015
2016	01/30/2016
2017	02/06/2017

Advertising Receipt

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

Account Number: 7101866
Order Number: 10074422
Phone: (352) 241-7331
Date: 03/07/18
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	03/27/2018	04/10/2018	\$208.56

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. 2018-13

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.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10074422
March 27, 2018 &
April 10, 2018

LOCATION

Southeast corner of the intersection
of Lake Ave. & West Minneola Ave.
Alternate Key 1613191 &
1613205

LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 56, THE CITY OF CLERMONT, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida. Alternate Key 1613191 & 1613205

The above described tract of land contains 0.520 acres more or less.

From: R-3 Residential/ Professional
To: Central Business District

This request will be considered by the Planning & Zoning Commission on Tuesday, April 3, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, April 24, 2018 at 6:30 p.m. for final enactment. All meetings will be held at City Hall, located at 685 W. Montrose Street.

Payment Info	
Ad Price	\$208.56
Tax	\$0.00
Sub Total	\$208.56
Prepaid Amount	\$0.00
Balance Due	\$208.56

John E. Kruse

From: Jayson A Stringfellow <ennyx1@gmail.com>
Sent: Tuesday, April 24, 2018 11:49 AM
To: John E. Kruse
Subject: Re-schedule

John,

Please reschedule Ordinance No. 2018-12-13 for 607 & 619 Lake Ave rezoning and Comp plan amendment to the City Council meeting scheduled on July 24 2018.

Thanks,

Jayson A Stringfellow
352-267-1104
ennyx1@gmail.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 24, 2018		
Agenda Item Name		
Resolution No. 2018-16R <i>Kings Crossing</i>		
Requested Action		
Recommend denial of Resolution No. 2018-16R		
Staff Report		
This item was tabled from the June 26 Council meeting. 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. 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.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	FINAL CUP RES 2018-16R	2018-16R CUP Kings Crossing Tire.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.	CUP Application	CUP Application.pdf
8.	Legal Ad	KINGS CROSSING TIRE STORE CUP.pdf
9.	E-mail: 11th signer Deny Resolution No. 2018-16R	11th signer Deny Resolution No. 2018-16R.pdf
10.	E-mail: 4th signer Deny Resolution No. 2018-16R	4th signer Deny Resolution No. 2018-16R.pdf
11.	E-mail: 2nd signer Deny Resolution No. 2018-16R	2nd signer Deny Resolution No. 2018-16R.pdf
12.	E-mail: 10th signer Deny Resolution No. 2018-16R	10th signer Deny Resolution No. 2018-16R.pdf
13.	E-mail: Recommend denial of Resolution No. 2018-16	Recommend denial of Resolution No. 2018-16.pdf
14.	E-mail: 17th signer Deny Resolution No. 2018-16R	17th signer Deny Resolution No. 2018-16R.pdf
15.	E-mail 23rd signer Deny Resolution No. 2018-16R	E-mail 23rd signer Deny Resolution No. 2018-16R.pdf
16.	E-mail 24th signer Deny Resolution No. 2018-16R	E-mail 24th signer Deny Resolution No. 2018-16R.pdf
17.	E-mail 27th signer Deny Resolution No. 2018-16R	E-mail 27th signer Deny Resolution No. 2018-16R.pdf
18.	E-mail 29th signer Deny Resolution No. 2018-16R	E-mail 29th signer Deny Resolution No. 2018-16R.pdf
19.	E-mail 31st signer Deny Resolution No. 2018-16R	E-mail 31st signer Deny Resolution No. 2018-16R.pdf
20.	E-mail 36th signer Deny Resolution No. 2018-16R	E-mail 36th signer Deny Resolution No. 2018-16R.pdf
21.	E-mail 40th signer Deny Resolution No. 2018-16R	E-mail 40th signer Deny Resolution No. 2018-16R.pdf
22.	E-mail 46th signer Deny Resolution No. 2018-16R	E-mail 46th signer Deny Resolution No. 2018-16R.pdf
23.	E-mail 47th signer Deny Resolution No. 2018-16R	E-mail 47th signer Deny Resolution No. 2018-16R.pdf
24.	Petition	Petition.pdf
25.	E-mail 51st signer Deny Resolution No. 2018-16R	E-mail 51st signer Deny Resolution No. 2018-16R.pdf
26.	E-mail regarding proposed Tire Store	E-mail regarding proposed Tire Store.pdf
27.	Building Elevations	Building Elevations.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 Boulevard 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 Planned Unit Development 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 24th day of July, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

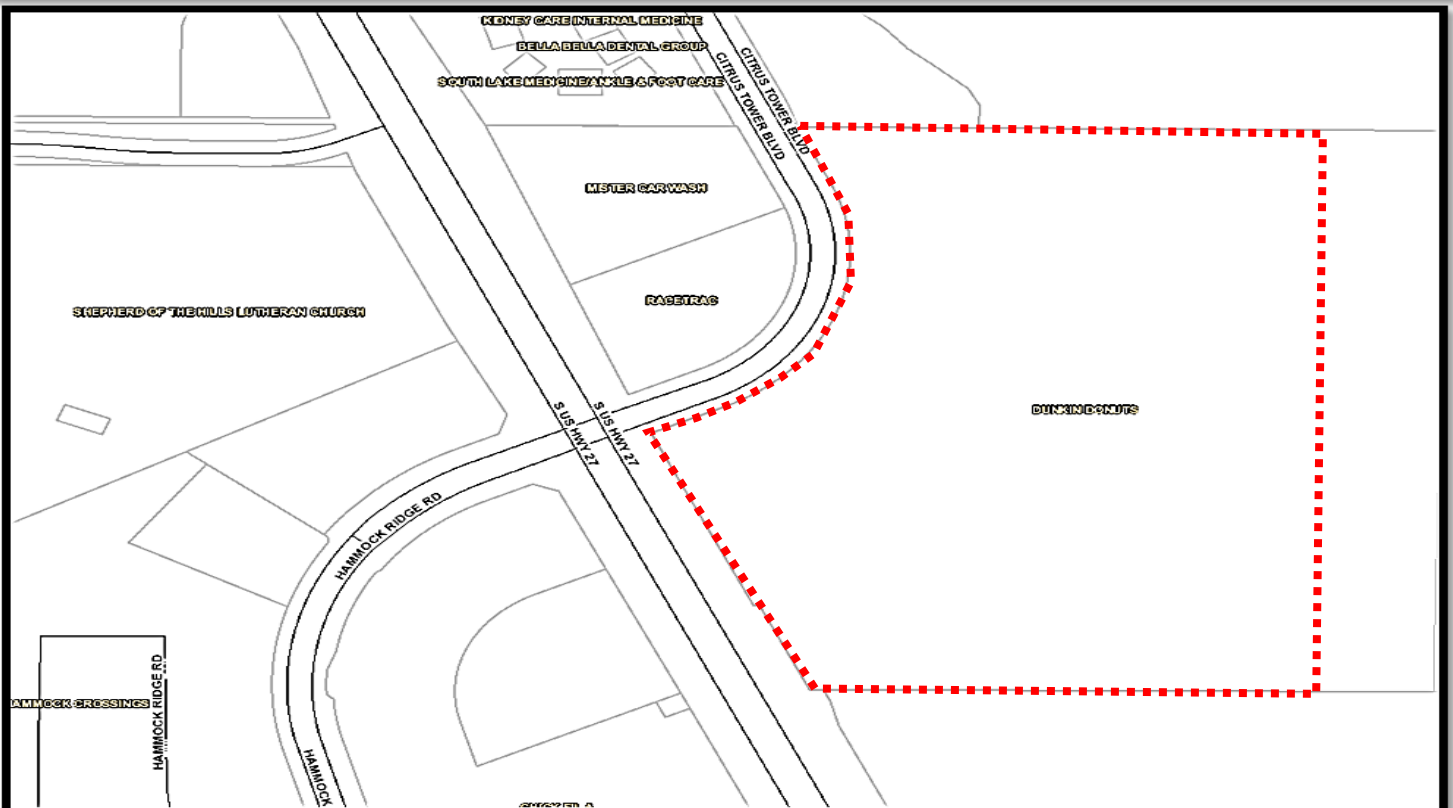
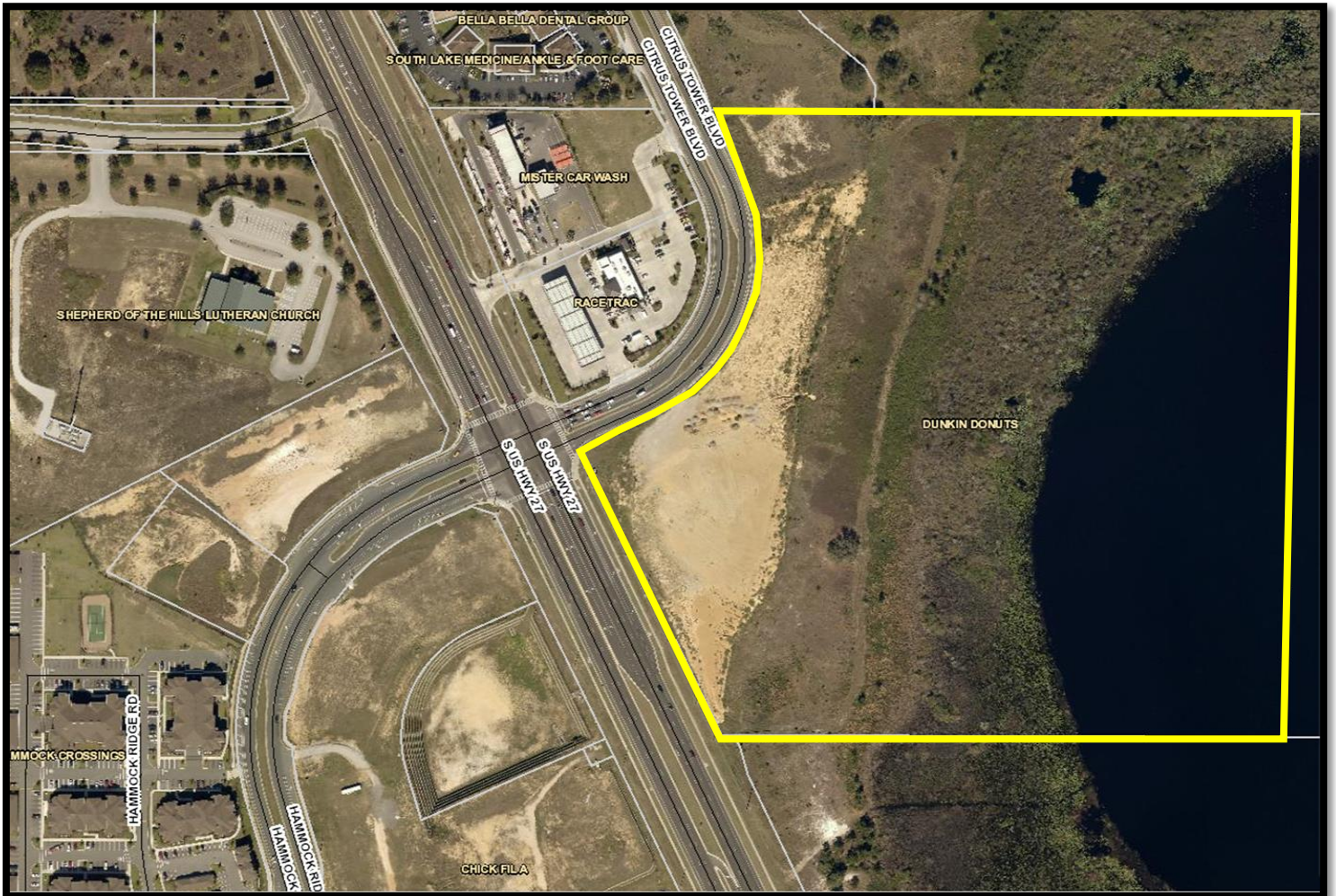
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Kings Crossing Tire Store



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

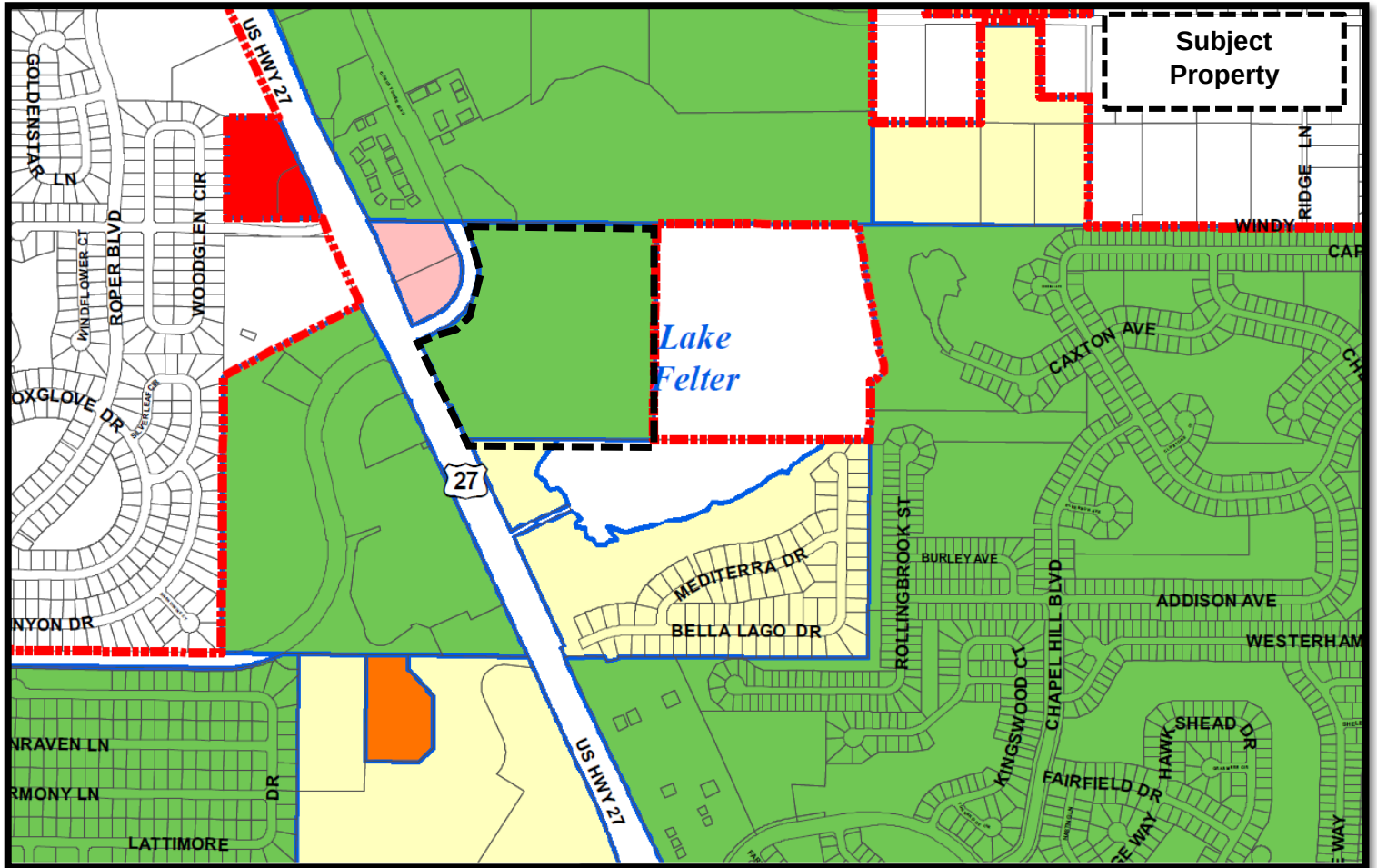


P.O. BOX 2895
LAND O' LAKES, FL 34639
(813) 412-3210
CERTIFICATE OF
AUTHORIZATION NUMBER: 28

[illegible]

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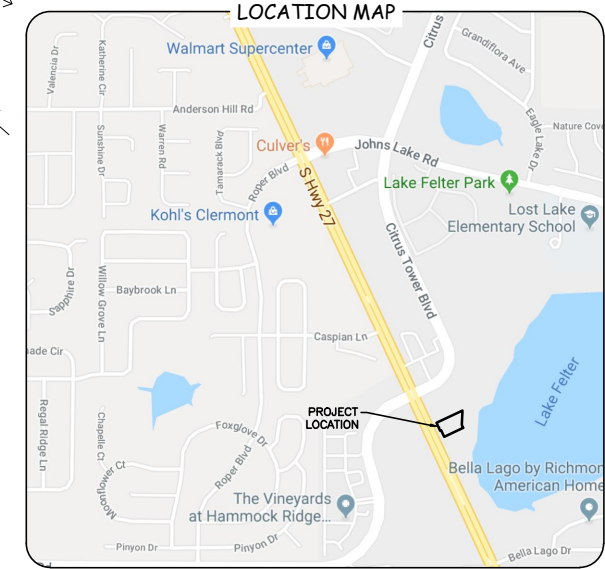
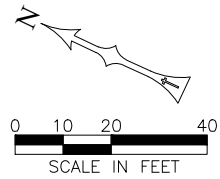
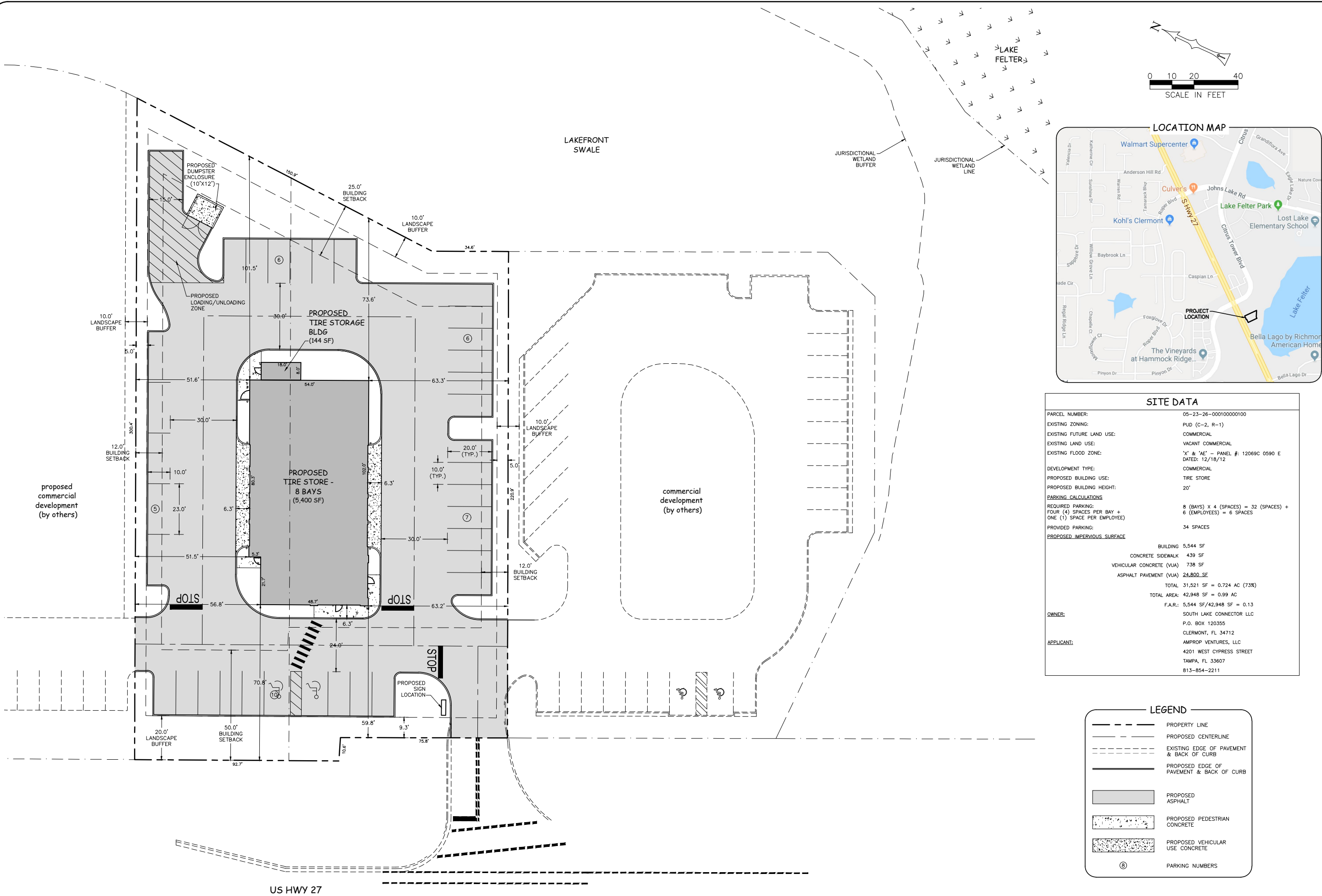
Exhibit – Zoning Map – Kings Crossing Tire Store



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:	05-23-26-000100000100
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 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) + FOUR (4) SPACES PER BAY + 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

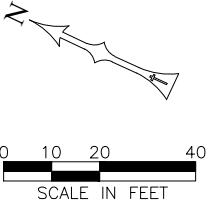
AMPROP
www.amprop.com

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



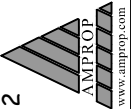
LANDSCAPE DATA TABLE	
PROPOSED SITE AREA:	42,948 SF / 0.99 AC
MINIMUM INTERIOR VUA LANDSCAPING:	2,480 SF / 24,800 SF (10%)
MINIMUM REQUIRED TREES:	1/200 SF OF INTERIOR LANDSCAPING
TOTAL REQUIRED TREES:	13
TOTAL PROVIDED TREES:	38

VUA LANDSCAPING REQUIREMENT

OVERALL SITE: 10% OF TOTAL VUA REQUIRED
2,489 SF OF 24,800 SF PROVIDED = 10%

60% OF VUA TREES REQUIRED TO BE LIVE OAK
5 OF 8 VUA TREES ARE LIVE OAK = 63%

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 3 TRUNK MIN. 1" CAL. PER TRUNK	Yes	Yes
SHRUBS							
	SRE	47	Saw Palmetto	Serenoa repens	MIN 36" TALL MIN 7 GAL 30" O.C.	Yes	Yes
	VOD	208	Sweet Viburnum	Viburnum odoratissimum	MIN 36" TALL MIN 7 GAL 30" O.C.	Yes	Yes
	ICO	158	Burford Holly	Ilex cornuta burfordii 'nana'	MIN 24" TALL MIN 7 GAL 30" O.C.	No	Yes
	EPU	90	Silverthorn	Elaeagnus pungens	MIN 36" TALL MIN 7 GAL 30" O.C.	No	Yes
GROUND COVER							
	JCO	262	Shore Juniper	Juniperus conferta	1 GAL MIN 18" O.C.	No	Yes

[illegible]



**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: 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
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	\$167.68

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	\$167.68
Tax	\$0.00
Sub Total	\$167.68
Prepaid Amount	\$0.00
Balance Due	\$167.68

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: I'm the 11th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"
Date: Friday, June 15, 2018 11:01:29 AM
Attachments: [image001.png](#)



**Tracy Ackroyd Howe, MMC
Clermont City Clerk**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Gail Ash
Sent: Friday, June 15, 2018 8:22 AM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: I'm the 11th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Thank you,

Debbie



**Debbie Rybarczyk, Executive Assistant
City Manager's Office**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Robert Yehling [<mailto:petitions-noreply@moveon.org>]
Sent: Thursday, June 14, 2018 4:58 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 11th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled [*Deny tire shop building proposal for kings crossing in Clermont, FL*](#). So far, 14 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:**

http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280614-qlmkwW

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

The Bella Lago community has 74 lots with an average home price of \$500,000.00. That is \$37,000,000.00 investment by 74 families. Building a Tire shop on the corner lot will reduce these families investment that they have made in Clermont. Please deny the request !!

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318094&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318094&target_type=custom&target_id=89047&csv=1

Robert Yehling
Clermont, Fa

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=CQgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: I'm the 4th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"
Date: Friday, June 15, 2018 11:01:36 AM
Attachments: [image001.png](#)



**Tracy Ackroyd Howe, MMC
Clermont City Clerk**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Gail Ash
Sent: Friday, June 15, 2018 8:22 AM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: I'm the 4th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Thank you,

Debbie



**Debbie Rybarczyk, Executive Assistant
City Manager's Office**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Lisa Casalan [<mailto:petitions-noreply@moveon.org>]
Sent: Thursday, June 14, 2018 4:58 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 4th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled [*Deny tire shop building proposal for kings crossing in Clermont, FL*](#). So far, 14 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:**

http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280614-qlmkwW

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

Please do not allow this tire shop building.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318092&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318092&target_type=custom&target_id=89047&csv=1

Lisa Casalan
Clermont, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=CQgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: I'm the 2nd signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"
Date: Friday, June 15, 2018 11:01:44 AM
Attachments: [image001.png](#)



**Tracy Ackroyd Howe, MMC
Clermont City Clerk**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Gail Ash
Sent: Friday, June 15, 2018 8:21 AM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: I'm the 2nd signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Thank you,

Debbie



**Debbie Rybarczyk, Executive Assistant
City Manager's Office**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Rolando Perez [<mailto:petitions-noreply@moveon.org>]
Sent: Thursday, June 14, 2018 4:58 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 2nd signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for kings crossing in Clermont, FL*. So far, 14 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:**

http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280614-qlmkwW

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

Please deny this tire shop building!

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318091&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318091&target_type=custom&target_id=89047&csv=1

Rolando Perez
Clermont, FL

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From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: I'm the 10th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"
Date: Friday, June 15, 2018 11:01:51 AM
Attachments: [image001.png](#)



**Tracy Ackroyd Howe, MMC
Clermont City Clerk**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Gail Ash
Sent: Friday, June 15, 2018 8:21 AM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: I'm the 10th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Thank you,

Debbie



**Debbie Rybarczyk, Executive Assistant
City Manager's Office**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Irene Devlin [<mailto:petitions-noreply@moveon.org>]
Sent: Thursday, June 14, 2018 4:58 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 10th signer: "Deny tire shop building proposal for kings crossing in Clermont, FL"

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled [*Deny tire shop building proposal for kings crossing in Clermont, FL*](#). So far, 14 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:**

http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280614-qlmkwW

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

Please deny the request as the noise and possible environmental repercussions will negatively impact our community (Bella Lago).

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318093&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318093&target_type=custom&target_id=89047&csv=1

Irene Devlin
Clermont, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=CQgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: Recommend denial of Resolution No. 2018-16
Date: Friday, June 15, 2018 11:02:27 AM

Tracy Ackroyd Howe, MMC
Clermont City Clerk
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

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-----Original Message-----

From: Gail Ash
Sent: Thursday, June 14, 2018 3:10 PM
To: Tracy Ackroyd <TAckroyd@clermontfl.org>
Cc: Carlie Zinker <czinker@clermontfl.org>
Subject: FW: Recommend denial of Resolution No. 2018-16

Tracy,

I've sent this to the Mayor. This is for your records

Thank you,

Debbie

Debbie Rybarczyk, Executive Assistant

City Manager's Office

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7358 | Fax 352-394-4087

drybarczyk@clermontfl.org

www.ClermontFL.gov

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-----Original Message-----

From: Adam Hildebrant [<mailto:adam.m.hildebrant@gmail.com>]

Sent: Thursday, June 14, 2018 10:25 AM

To: Gail Ash <gash@clermontfl.org>

Subject: Recommend denial of Resolution No. 2018-16

Madame Mayor,

I am the Vice-President of the Bella Lago community on Lake Felter. I am writing to you today because of concerns from our residents regarding a proposed plan to build a tire shop in the kings crossing vacant lot. My understanding is that there was a recommendation for a denial by the advisory board to the council however, no action was taken on the June 12th council meeting. My understanding is that it was "tabled" until June 26th. I am requesting an explanation on why this was not voted to deny the building proposal on June 12th and what the reason was to "table" this issue?

Further, the residents here at Bella Lago are concerned with noise levels coming from this building if allowed. Noise carries extremely well across the lake and with the air powered tools they would be using would constitute noise pollution/nuisance. There is also environmental impacts to consider in regards to the close proximity to the lake and natural surrounding. The combination of environmental impacts, noise pollution, and the unsightly building in and of itself would therefore have a detrimental effect to not only our residents but future impact of potential homebuyers thus reducing property values. We already have a nuisance noise pollution as it is from Jake Breaking along US27 and this would only make it worse. We are in this community to enjoy the amazing views of Lake Felter and this would all but ruin the reason we live here.

I hope you consider the impacts and deny any industrial type business from building across from our lake and keep the best interest in mind for the surrounding communities. The City of Clermont has a virtual "blank canvass" to create this growing city into a beautiful place to brings families. Lately, all I see are franchises, dealerships, and industrial business going in places that have no business being there. I hope we make the right decisions to utilize the natural beauty for more unique businesses that will have long term economical impact to the city. We have many locations that would be best utilized for small retail, restaurants, and pubs that would work well with lake frontage or hill tops with views. Not industrial type businesses.

I look forward to speaking with you

Regards,

Adam Hildebrant
Vice-President
Bella Lago @ Lake Felter HOA
(810) 531-5079

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: I'm the 17th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."
Date: Friday, June 15, 2018 11:01:23 AM
Attachments: [image001.png](#)



**Tracy Ackroyd Howe, MMC
Clermont City Clerk**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Gail Ash
Sent: Friday, June 15, 2018 8:22 AM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: I'm the 17th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



**Debbie Rybarczyk, Executive Assistant
City Manager's Office**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Eric Fincham [<mailto:petitions-noreply@moveon.org>]
Sent: Friday, June 15, 2018 6:48 AM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 17th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled [Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL](#). So far, 17 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:**

http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280615-evnzTH

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

I live off of Lake Felder and noise travels across the Lake. I do NOT want to hear the noise from a tire shop and see bright lights all night. This will greatly affect my property values and as a tax paying member of Clermont (over \$7500 per year)...this is crazy. We have WAY too many tire/auto body businesses in this town. We need to start focusing on different businesses other than Dentists,, tire/auto, nail salons, Mattress stores and car dealerships.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318278&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318278&target_type=custom&target_id=89047&csv=1

Eric Fincham
Clermont, FL

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http://petitions.moveon.org/delivery_unsub.html?e=CQgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 18, 2018 7:57 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 23rd signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Ellen Coil [<mailto:petitions-noreply@moveon.org>]
Sent: Friday, June 15, 2018 10:34 AM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 23rd signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 23 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280615-evnzTH

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

The proposed business is located on an environmentally sensitive lake. I believe the application should never have progressed this far let alone be considered for approval.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318320&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2318320&target_type=custom&target_id=89047&csv=1

Ellen Coil
Clermont, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 18, 2018 7:58 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 24th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Joseph P. Coil [mailto:petitions-noreply@moveon.org]
Sent: Friday, June 15, 2018 10:54 AM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 24th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 24 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280615-evnzTH

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

The proposal for approval of this kind of business should have been denied from the onset. It is ridiculous that we, as residents of the adjacent peaceful lakeside residential community of Bella Lago, have to step up and demand that our Council do the right thing.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318326&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2318326&target_type=custom&target_id=89047&csv=1

Joseph P. Coil
Clermont, FL

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http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 18, 2018 7:58 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 27th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

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Clermont community by providing exceptional services.*

From: Mark H Craig [mailto:petitions-noreply@moveon.org]
Sent: Friday, June 15, 2018 1:23 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 27th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 27 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280615-evnzTH

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

This industry has the potential to handle several product that are harmful to the environment. One instance of mishandling of a hazardous spill or and accidental fire would cause irreparable harm to the delicate eco system surrounding the Lake Felter.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318413&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2318413&target_type=custom&target_id=89047&csv=1

Mark H Craig
Clermont, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 18, 2018 7:59 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 29th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

From: Cynthia Elia,Rn [mailto:petitions-noreply@moveon.org]
Sent: Friday, June 15, 2018 7:34 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 29th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 29 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280615-evnzTH

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

No building on or near Lakes for commercial use

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318663&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2318663&target_type=custom&target_id=89047&csv=1

Cynthia Elia,Rn
Minneola, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 18, 2018 8:00 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 31st signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

From: Arnljot Tinjar [mailto:petitions-noreply@moveon.org]
Sent: Saturday, June 16, 2018 9:03 AM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 31st signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 31 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280616-LvGAKi

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

The noise from early morning till evening across the lake will destroy our neighborhood. As you know, sound carries very well across a body of water. And how would the noise affect the Felter school across the lake? Thank for taking this into account and please do NOT allow for this variance. Thank you

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2318842&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2318842&target_type=custom&target_id=89047&csv=1

Arnljot Tinjar
Clermont, FL

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http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Tuesday, June 19, 2018 8:18 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 36th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Donald Lowe [<mailto:petitions-noreply@moveon.org>]
Sent: Monday, June 18, 2018 5:26 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 36th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 36 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280618-w8PXXb

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

Let's keep the beauty in Lake Felter as it is. Building a tire shop there would not add to the beauty of the Lake.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2320036&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2320036&target_type=custom&target_id=89047&csv=1

Donald Lowe
Clermont, FL

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http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 25, 2018 8:15 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 40th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



**Debbie Rybarczyk, Executive Assistant
City Manager's Office**

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

From: Clyde musselwhite [mailto:petitions-noreply@moveon.org]
Sent: Sunday, June 24, 2018 2:58 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 40th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL.* So far, 40 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280624-r9ILeh

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

A tire shop can only decrease the value of our homes and the appearance of the area.. We are also concerned about the pollution of the lake and the aquifer.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2323510&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2323510&target_type=custom&target_id=89047&csv=1

Clyde musselwhite
Clermont, FL

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http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 25, 2018 9:36 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 46th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7358 | Fax 352-394-4087

drybarczyk@clermontfl.org

www.ClermontFL.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

From: Donna Barna-Tinjar [mailto:petitions-noreply@moveon.org]
Sent: Monday, June 25, 2018 9:34 AM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 46th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 46 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280625-IoPkkU

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

The noise with a tire shop across the lake will make it unbearable to live in our neighborhood. I sincerely hope the city of Clermont care about its residents and will deny a tire/ car garage on the lake.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2323713&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2323713&target_type=custom&target_id=89047&csv=1

Donna Barna-Tinjar
Clermont, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=CQgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 25, 2018 9:53 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 47th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7358 | Fax 352-394-4087

drybarczyk@clermontfl.org

www.ClermontFL.gov

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Clermont community by providing exceptional services.*

From: Diane Musselwhite [mailto:petitions-noreply@moveon.org]
Sent: Monday, June 25, 2018 9:50 AM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 47th signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL.* So far, 48 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280625-IoPkkU

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

I am completely opposed to anything potentially toxic to the Lake Felter being built. I have systematically watched the destruction of Clermont with the greedy overgrowth. A group of wild hogs lived on that corner until the land was cleared♦they fled into a neighborhood and had to be ♦relocated ♦. STOP the

building of anything on that corner that could and would pollute this lovely environmentally protected lake.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2323718&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2323718&target_type=custom&target_id=89047&csv=1

Diane Musselwhite
Clermont, FL

This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email petitions@moveon.org. If you don't want to receive further emails updating you on how many people have signed this petition, click here:

http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Dear Mayor Gail L. Ash, Mayor of Clermont,

We are pleased to present you with this petition affirming this statement:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,
Adam Hildebrant

Ross Mathews

Jun 25, 2018

David Castro
Clermont, FL 34711
Jun 25, 2018

Clayton Melson
Clermont, FL 34711
Jun 25, 2018

I am completely opposed to anything potentially toxic to the Lake Felter being built. I have systematically watched the destruction of Clermont with the greedy overgrowth. A group of wild hogs lived on that corner until the land was cleared they fled into a neighborhood and had to be relocated . STOP the building of anything on that corner that could and would pollute this lovely environmentally protected lake.

Diane Musselwhite
Clermont, FL 34711
Jun 25, 2018

The noise with a tire shop across the lake will make it unbearable to live in our neighborhood. I sincerely hope the city of Clermont care about its residents and will deny a tire/ car garage on the lake.

Donna Barna-Tinjar
Clermont, FL 34711
Jun 25, 2018

Thomas Teter
Clermont, FL 34711
Jun 25, 2018

David Thorsen
Clermont, FL 34711
Jun 24, 2018

Gary

Jun 24, 2018

Leah Moon
Clermont, FL 34711
Jun 24, 2018

Juliana Collazos
Clermont, FL 34711
Jun 24, 2018

A tire shop can only decrease the value of our homes and the appearance of the area.. We are also concerned about the pollution of the lake and the aquifer.

Clyde musselwhite
Clermont, FL 34711
Jun 24, 2018

Josie Teter
Clermont, FL 34711
Jun 24, 2018

Tim Lovelace
Clermont, FL 34711
Jun 19, 2018

Doris ramos
Clermont, FL 34711
Jun 19, 2018

Let's keep the beauty in Lake Felter as it is. Building a tire shop there would not add to the beauty of the Lake.

Donald Lowe
Clermont, FL 34711
Jun 18, 2018

Arnaldo & Doris Ramos
Clermont, FL 34711
Jun 18, 2018

Donald Toldson
CLERMONT, FL 34711
Jun 17, 2018

Nuria Kapoor

Jun 17, 2018

Helmut Bauer
Clermont, FL 34711
Jun 16, 2018

The noise from early morning till evening across the lake will destroy our neighborhood. As you know, sound carries very well across a body of water. And how would the noise affect the Felter school across the lake? Thank for taking this into account and please do NOT allow for this variance. Thank you

Arnljot Tinjar
Clermont, FL 34711
Jun 16, 2018

Steven Davey
CLERMONT, FL 34711
Jun 16, 2018

No building on or near Lakes for commercial use

Cynthia Elia,Rn
Minneola, FL 34715
Jun 15, 2018

Kobe
Clermont, FL 34712
Jun 15, 2018

This industry has the potential to handle several product that are harmful to the environment. One instance of mishandling of a hazardous spill or and accidental fire would cause irreparable harm to the delicate eco system surrounding the Lake Felter.

Mark H Craig
Clermont, FL 34711
Jun 15, 2018

Tim Starrett
Clermont, FL 34711
Jun 15, 2018

Luz Starrett
Clermont, FL 34711
Jun 15, 2018

The proposal for approval of this kind of business should have been denied from the onset. It is ridiculous that we, as residents of the adjacent peaceful lakeside residential community of Bella Lago, have to step up and demand that our Council do the right thing.

Joseph P. Coil
Clermont, FL 34711
Jun 15, 2018

The proposed business is located on an environmentally sensitive lake. I believe the application should never have progressed this far let alone be considered for approval.

Ellen Coil
Clermont, FL 34711
Jun 15, 2018

Ken Eller

Jun 15, 2018

Joyce Mejia
Clermont, FL 34711
Jun 15, 2018

Lekesha Ozaeta
Clermont, FL 34711
Jun 15, 2018

Lekesha Underwood
Clermont, FL 34711
Jun 15, 2018

Eloy Ozaeta
Clermont, FL 34711
Jun 15, 2018

I live off of Lake Felder and noise travels across the Lake. I do NOT want to hear the noise from a tire shop and see bright lights all night. This will greatly affect my property values and as a tax paying member of Clermont (over \$7500 per year)...this is crazy. We have WAY too many tire/auto body businesses in this town. We need to start focusing on different businesses other than Dentists,, tire/auto, nail salons, Mattress stores and car dealerships.

Eric Fincham
Clermont, FL 34711
Jun 15, 2018

Seeta Rampersaud
Clermont, FL 34711
Jun 14, 2018

Kimberly Hildebrant
Clermont, FL 34711
Jun 14, 2018

Robin D Avilar
Clermont, FL 34711
Jun 14, 2018

Kendra Johnson
Clermont, FL 34711
Jun 14, 2018

Todd Johnson
Clermont, FL 34711
Jun 14, 2018

The Bella Lago community has 74 lots with an average home price of \$500,000.00. That is \$37,000,000.00 investment by 74 families. Building a Tire shop on the corner lot will reduce these families investment that they have made in Clermont. Please deny the request !!

Robert Yehling
Clermont, Fa 34711
Jun 14, 2018

Please deny the request as the noise and possible environmental repercussions will negatively impact our community (Bella Lago).

Irene Devlin
Clermont, FL 34711
Jun 14, 2018

Anna Bauer
Clermont, FL 34711
Jun 14, 2018

Richard Bauer
Clermont, FL 34711
Jun 14, 2018

Brian Karmasin
Clermont, FL 34711
Jun 14, 2018

Tori Laxton
Clermont, FL 34711
Jun 14, 2018

Chad Laxton
Clermont, FL 34711
Jun 14, 2018

Please do not allow this tire shop building.

Lisa Casalan
Clermont, FL 34711
Jun 14, 2018

Venancio Perez
Clermont, FL 34711
Jun 14, 2018

Please deny this tire shop building!

Rolando Perez
Clermont, FL 34711
Jun 14, 2018

Adam Hildebrant
Clermont, FL 34711
Jun 14, 2018

Tracy Ackroyd

From: Gail Ash
Sent: Tuesday, June 26, 2018 1:17 PM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 51st signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7358 | Fax 352-394-4087

drybarczyk@clermontfl.org

www.ClermontFL.gov

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Clermont community by providing exceptional services.*

From: Gretta Akellino [mailto:petitions-noreply@moveon.org]
Sent: Tuesday, June 26, 2018 12:28 PM
To: Gail Ash <gash@clermontfl.org>
Subject: I'm the 51st signer: "Deny tire shop building proposal for Resolution No. 2018-16R kings crossing i..."

Dear Mayor Gail L. Ash,

I just signed a petition addressed to you titled *Deny tire shop building proposal for Resolution No. 2018-16R kings crossing in Clermont, FL*. So far, 51 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** http://petitions.moveon.org/target_talkback.html?tt=tt-134281-custom-89047-20280626-H4b8u1

The petition states:

"The City of Clermont should deny resolution No. 208-16R for a building of a tire shop on Lake Felter in Clermont. The vacant land its proposed would directly impact the communities surrounding this area including noise pollution, environmental impacts to the surrounding lake area, and economical impacts to home values."

My additional comments are:

Please deny to proposal to allow a tire shop adjacent to our neighborhood as this will negatively affect the value of our homes as well as the quiet enjoyment.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: http://petitions.moveon.org/deliver_pdf.html?job_id=2324300&target_type=custom&target_id=89047

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:

http://petitions.moveon.org/deliver_pdf.html?job_id=2324300&target_type=custom&target_id=89047&csv=1

Gretta Akellino
Clermont, FL

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http://petitions.moveon.org/delivery_unsub.html?e=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&petition_id=134281.

Tracy Ackroyd

From: Gail Ash
Sent: Thursday, June 21, 2018 4:53 PM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: Ray's Report Clermont Council Meeting June 12, 2018

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

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From: JC [mailto:jc00117@yahoo.com]
Sent: Thursday, June 21, 2018 2:52 PM
To: reply+GI2DQNJTGm3TMX3QOJXWI5LDORUW63S7KBHVGVC7HA2DMNJUHA2TO===@reply.nextdoor.com; Gail Ash <gash@clermontfl.org>; Ray Goodgame <rgoodgame@clermontfl.org>; Timothy Bates <tbates@clermontfl.org>; Heidi Brishke <hbrishke@clermontfl.org>; Diane Travis <dtravis@clermontfl.org>
Subject: Re: Ray's Report Clermont Council Meeting June 12, 2018

To the City Council Board Members

We've been a Kings Ridge resident for almost 15 years and we have seen our little sleepy town of Clermont (we used to call it the best kept secret in Fla)grow into a fully developed community... The secret is out! While we not exactly happy with many of the changes, progress must continue. But perhaps it's now time more deeply consider the continuance of both commercial businesses and residential housing in our town that tripled it's population since 2001. It's time to consider impact of new construction and how it will effect the population. In reading the last city council report, we noticed the proposal to build a tire store on the corner of Citrus Tower and Rt 27. When we moved here in 2004 we looked out across Lake Felter and we could see nothing but trees, the elementary school and a church. Progress and development.... we have seen it for years. But this is the first time we have felt compelled to express a concern.

Re: The proposed Tire Store at Citrus Tower and Rt 27 .

The residents of Kings Ridge who over look Lake Felter (Highgate Sussex and Aberdeen communities along with the newly built community adjacent to KR) hear every bit of noise that travels over the lake and golf course into our backyards. We hear the trucks and first responders on Rt 27 and Citrus Tower Blvd. We hear school yard and park announcements and activities. No complaints.

But please consider the noise level that a tire store with **eight** bays would bring into our backyards all day and evening ... the whirling of the tools that replace the tires would travel up to our homes. Eight bays means non-stop whirling.

Clermont does not need another tire/auto store. There are several of them all over Clermont. Plus the noise will impact over 100 homes. Clermont Tire Stores are opened from 7:00 am - 7:00 pm. There has to be a noise ordinance for that impacting our homes.

Please consider denying this proposal.
Thank you for your consideration in this matter.
Joan and John Calarco
3520 Chapel Hill
Clermont

Item No. 11 – Resolution 2018-16R Kings Crossing Consider Conditional Use Permit to allow for a tire store with eight bays in the Planned Unit Development zoning district for property located Tabled till 6/26/2017 at the southeast corner of Citrus Tower Blvd and US Highway 27. Tabled till 6/26/2018

On Tuesday, June 12, 2018, 9:13:22 PM EDT, Nextdoor Kings Ridge <reply@rs.email.nextdoor.com> wrote:



Ray Goodgame, Kings Ridge

Hello Friends and Neighbors,

I sat down to read an e-mail from Florida Department of Transportation District 5 (FLDOT D5). This e-mail announced a public meeting to be at the Puryear Building, June 26, 5 to 7 PM for a presentation of the 1.8 mile extension of the South Lake Trail, 3B Phase in Groveland from Silver lake Road to Second Street. The project is funded and construction is set to begin in the summer of 2024. That is no joke. Talk about planning ahead !!!! I hope you and I are alive for this meeting. This is your Government at work. At least we...Read more
Jun 12 in Documents to 46 neighborhoods

[View or reply](#)

[Thank](#) · [Private message](#)

You can also [reply](#) to this email or use Nextdoor for iPhone or Android

This message is intended for jc00117@yahoo.com.
[Unsubscribe](#) or [adjust your email settings](#)

Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



04-27-2018

Tire Choice
South Corner
Clermont Kings Crossing



1750 Central Avenue
St. Petersburg, Florida 33712
Phone: 727.328.3608



04-27-2018
 Tire Choice
 West Corner
 Clermont Kings Crossing



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 24, 2018		
Agenda Item Name		
Variance Request <i>Kings Crossing</i>		
Requested Action		
Recommend denial of the variance request.		
Staff Report		
This item was tabled from the June 26 Council meeting. 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 (PUD) 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. 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 would 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. 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.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Section 86-174 Review Criteria-Kings Crossing Tire Store	Section 86-174 Review Criteria-Kings Crossing Tire 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;

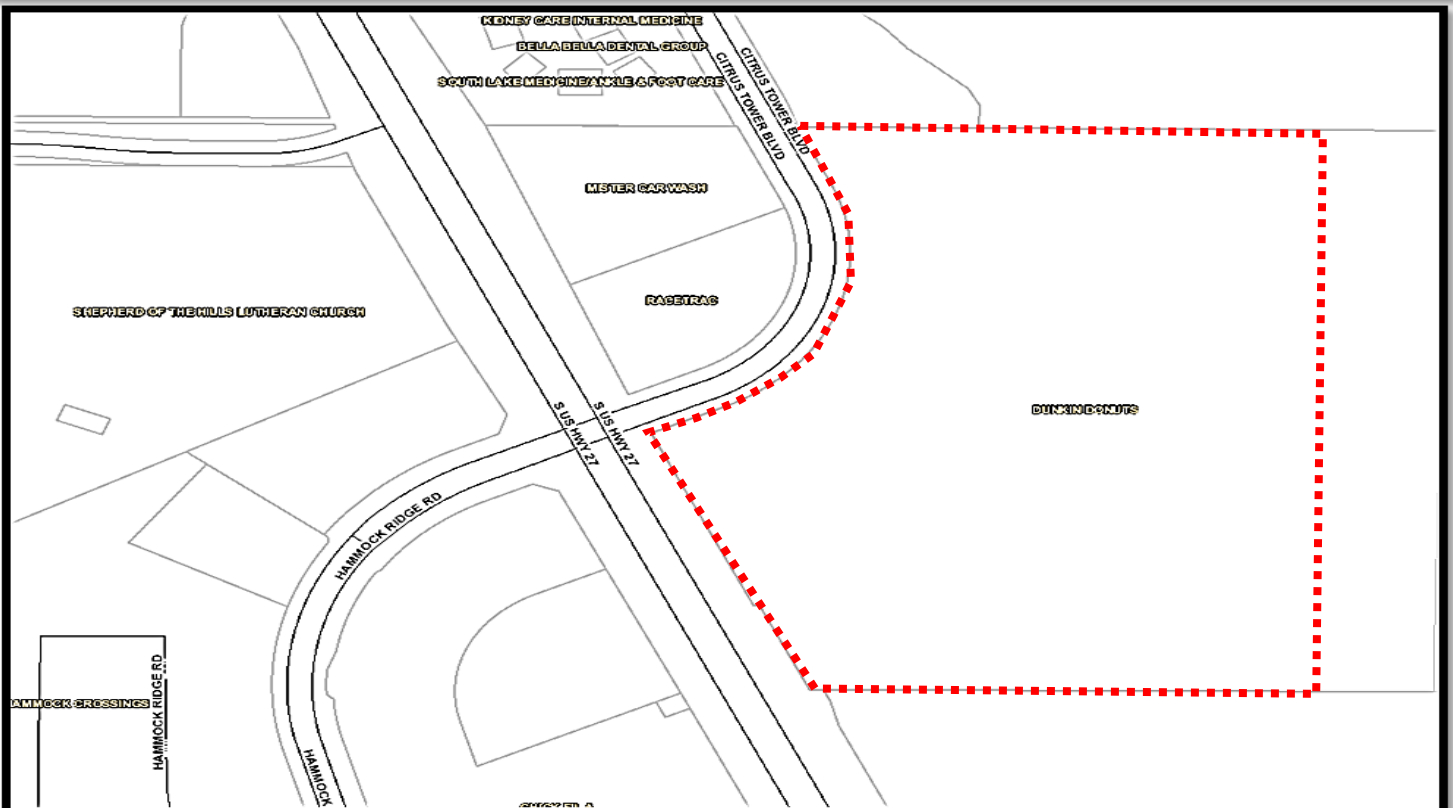
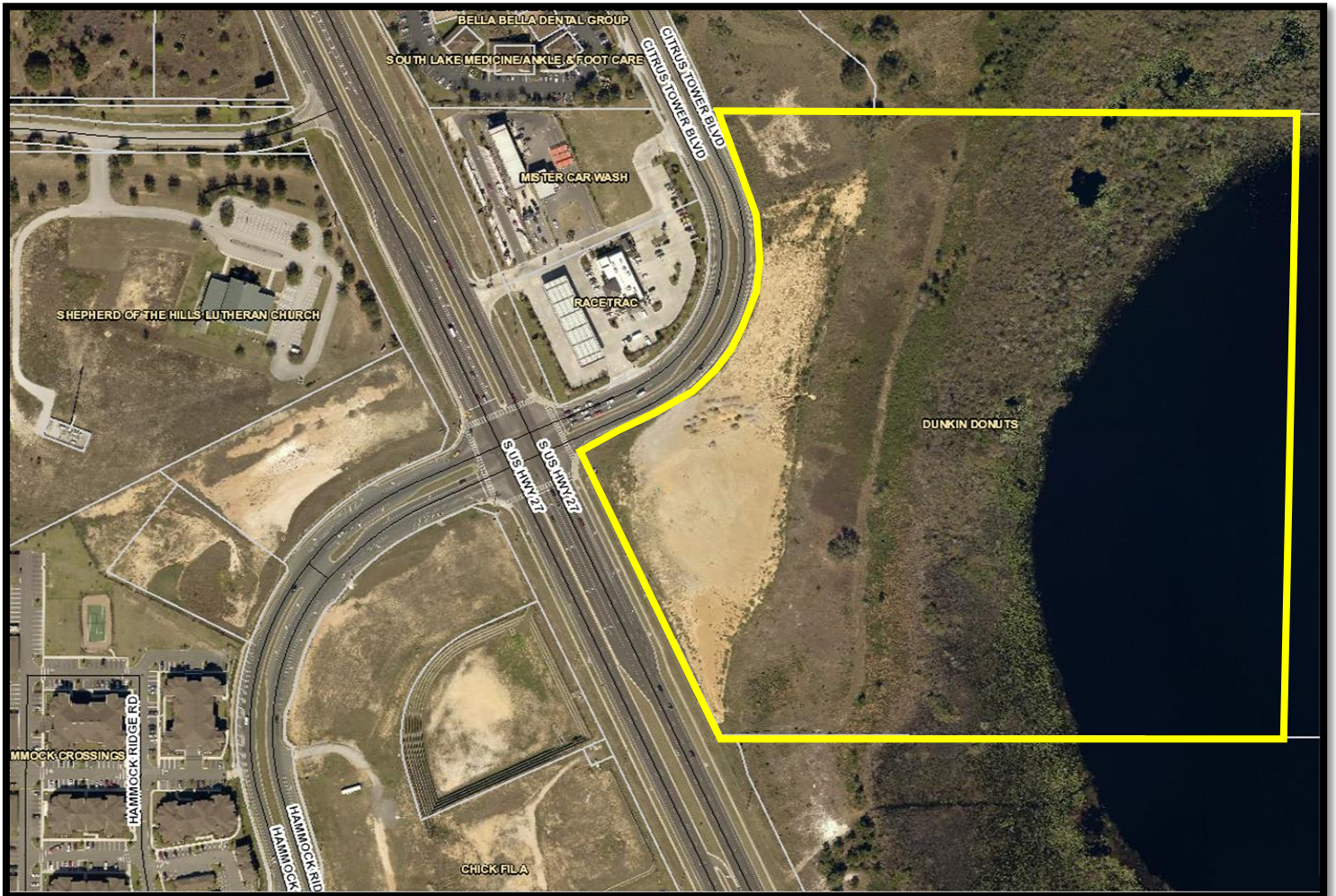
Applicant response: If the Variance was denied, the repair shop could be developed on-site, we propose all the parking we could possibly fit which is 4 parking short of the code required parking.

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.

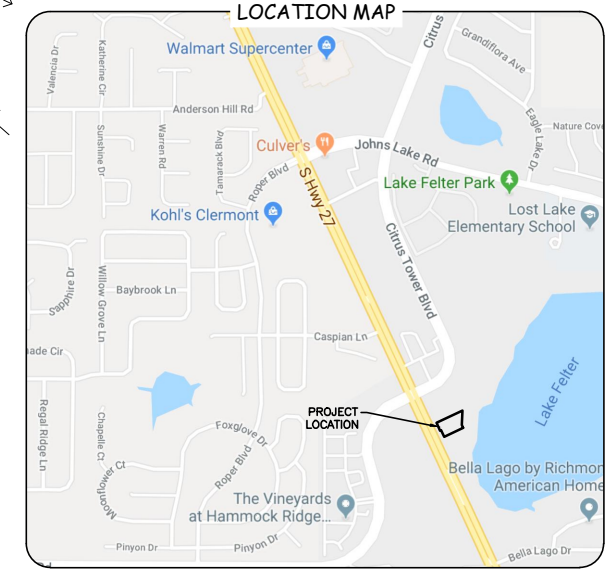
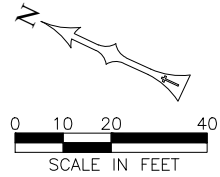
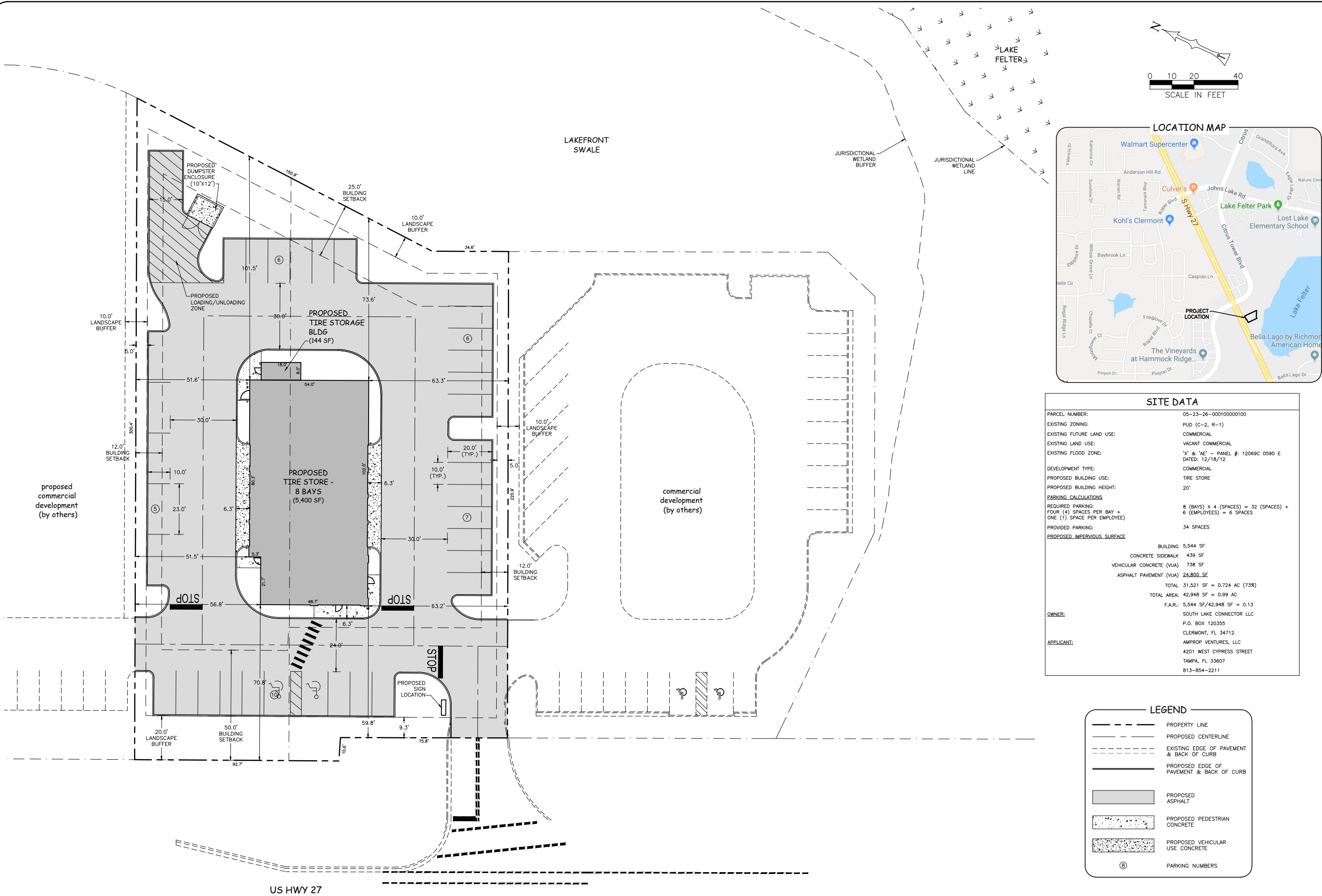
Negative finding

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 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) + FOUR (4) SPACES PER BAY + 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

PRELIMINARY
SITE
PLAN

REVISIONS

NO.	DATE	DESCRIPTION

FOR

AMPROP VENTURES, LLC

4201 WEST CYPRESS STREET

TAMPA, FL 33607 (813) 854-2211

AMPROP

engineering,pllc

P.O. BOX 2995

LAND O' LAKES, FL 34639

(813) 412-3210

CERTIFICATE OF

AUTHORIZATION NUMBER: 28759

SHEET NUMBER

C5

S-T-R

05-23-26



04-27-2018
Tire Choice
South Corner
Clermont Kings Crossing



04-27-2018
 Tire Choice
 West Corner
 Clermont Kings Crossing



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 [Signature]
Applicant Name (signature)

MICHAEL LANGLEY
Owner Name (print)

x Michael R Langley 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,

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

Meeting Date			
Tuesday, July 24, 2018			
Agenda Item Name			
Fair Housing Workshop			
Requested Action			
Staff Report			
The Fair Housing Act was adopted in 1968. It was amended in 1988 and 1995 to address familial status and over 55 years of age exemptions. The Fair Housing Act prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18) or disability. The Department of Housing and Urban Development (HUD) enforces the Fair Housing Act, which prohibits discrimination and the intimidation of people in their homes, apartment buildings, and condominium developments – in nearly all housing transactions, including the rental and sale of housing and the provision of mortgage loans.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Fair housing Workshop Agenda	Fair housing Workshop Agenda.pdf	
2.	Ad	D044713 Fair Housing Workshop.pdf	



AGENDA

**COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM**

CITY OF CLERMONT

FAIR HOUSING WORKSHOP

JULY 24, 2018 @ 6:45 P.M.

1. Sign in of persons in attendance
2. Pass out Fair Housing Workshop packages
3. Discussion of the Fair Housing Ordinance in place for
The City of Clermont
4. Question and Answer session
5. Conclusion of Workshop

FAIR HOUSING WORKSHOP

The City of Clermont is a fair housing advocate. The City is holding a workshop to explain the Fair Housing Ordinance for all of the protected classes (race, color, familial status, handicap, national origin, religion and sex). The public is invited to attend.

The workshop is scheduled for Tuesday, July 24, 2018 at 6:30 p.m., or as soon thereafter as possible, at the City of Clermont City Hall located at 685 W. Montrose Street, Clermont, Florida.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the agency at least 48 hours-before the workshop by contacting: the Clermont City Clerk's office at (352) 241-7330 or by e-mail at TAckroyd@clermontfl.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

D044713 - July 18, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, July 24, 2018			
Agenda Item Name			
Community Development Block Grant (CDBG) <i>Second Public Hearing</i>			
Requested Action			
Staff Report			
Additional Analysis			
Fiscal Impact Summary			
Matching amount is \$634,400 (Resolution No. 2018-24R).			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	City of Clermont CDBG Second Public Hearing Agenda	City of Clermont CDBG Second Public Hearing Agenda.pdf	
2.	Ad	D044712 Second Public Hearing.pdf	

CITY OF CLERMONT
CDBG SECOND PUBLIC HEARING AGENDA
TUESDAY, JULY 24, 2018 @ 6:30 P. M.

- A. Presentation on the Community Development Block Grant (CDBG) Application for consideration.**
- B. Open public hearing.**
- C. Public discussion or comments on proposed application.**
- D. Close public hearing.**

CITY OF CLERMONT
SECOND PUBLIC HEARING NOTICE

The City of Clermont plans to apply to the Florida Department of Economic Opportunity (DEO) for a grant in the Neighborhood Revitalization category in the amount of \$750,000.00 under the FFY 2017 Small Cities Community Development Block Grant (CDBG) program. For each activity that is proposed, at least 70% of the funds must benefit low and moderate-income persons. The project includes the following activities:

Service Area #1: City of Clermont CDBG Water Line Replacement Service Area:

The City of Clermont proposes to replace the potable water lines in this Service Area. The specific activities, dollar amounts, and estimated percentage benefit to low and moderate-income persons that will be carried out in this service area are as follows:

- The replacement of the existing water line along Scott Street between Pitt Street on the north and East Highland Avenue on the south, a distance of 1,900 linear feet;
- The replacement of the existing water line along Disston Avenue between Pitt Street on the north and East Highland Avenue on the south, a distance of 2,100 linear feet;
- The replacement of the existing water line along East Broome Street between Scott Street on the east and Disston Avenue on the west, a distance of 620 linear feet;
- The replacement of the existing water line along East Juniata Street between Scott Street on the east and Disston Avenue on the west, a distance of 620 linear feet;
- The replacement of the existing water line along East Desoto Street between the eastern end of Desoto Street on the east and Disston Avenue on the west, a distance of 2,100 linear feet;
- The replacement of the existing water line along East Montrose Street between Scott Street on the east and Disston Avenue on the west, a distance of 620 linear feet;
- The replacement of the existing water line along East Minneola Avenue between Scott Street on the east and Disston Avenue on the west, a distance of 620 linear feet;
- The replacement of the existing water line along Pitt Street between the intersection of Pitt Street and Shaddy Creek Lane on the east and Disston Avenue on the west, a distance of 1,300 linear feet;

Activity Number and Name	Budget	LMI% Benefit
03J – Water Line Replacement	\$ 321,000.00	At Least 51%

Service Area #2: Desoto Street Flood & Drainage Improvements Service Area:

The City of Clermont proposes to install a new Storm Water Drainage Collection System along Desoto Street between a point located 650 linear feet east of Bloxam Avenue on the east to Scott Street on the west.

Activity Number and Name	Budget	LMI% Benefit
03I – Flood and Drainage Improvements	\$ 369,000.00	At Least 51%

The Administrative Amount for the entire project is as follows:

Activity Number and Name	Budget	LMI% Benefit
016 – Administration	\$ 60,000.00	N/A

The City of Clermont does not expect that anyone will be displaced as a result of CDBG funded activities. If any persons are displaced as a result of the planned activities, the City of Clermont will assist them as describe in the City's anti-displacement and relocation policy, which is available for review at City Hall.

A public hearing to provide citizens an opportunity to comment on the application will be held on Tuesday, July 24, 2018 at 6:30 p.m. or as soon thereafter as possible at the City of Clermont City Hall Meeting Room, located at 685 W. Montrose Street, Clermont, Florida. A draft copy of the application will also be available for review during normal business hours in the City Clerk's Office at City Hall beginning at noon on Wednesday, July 18, 2018. Persons wanting to submit written comments on the application should send them to Terry Dykehouse, City Engineer by e-mail at tdykehouse@clermontfl.org or by mail to P. O. Box 120219, Clermont, Florida 34712-0219 no later than Monday, July 23, 2018.

A copy of the final application will be available for review in the City Clerk's Office at City Hall no later than Friday, August 10, 2018. The application will be submitted to DEO on or before Monday, August 13, 2018. To obtain additional information concerning the application and the public hearing, contact Ms. Terry Dykehouse, City Engineer, City of Clermont, at (352) 394-7177 or by e-mail at tdykehouse@clermontfl.org.

The public hearing is being conducted in a handicapped accessible location. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the City at least five days before the hearing by contacting the Clermont City Clerk's office at (352) 241-7330. If you are hearing or speech impaired, please contact the City using the Florida Relay Service, 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).

Any non-English speaking person wishing to attend the public hearing should contact the Clermont City Clerk's office at (352) 241-7330 at least five days prior to the hearing and an interpreter will be provided.

The City of Clermont Is A Fair Housing/Equal Opportunity/Handicap Accessible Jurisdiction.

D044712 - July 18, 2018

PROOF O.K. BY: O.K. WITH CORRECTIONS BY:

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 24, 2018		
Agenda Item Name		
Resolution No. 2018-24R		
Requested Action		
Request approval of Resolution No. 2018-24R		
Staff Report		
Staff recommends approval of Resolution No. 2018-24R authorizing the use of \$634,400.00 as leverage for the FFY 2017 Small Cities Neighborhood Revitalization Community Development Block Grant (CDBG) the City is submitting to the Florida Department of Economic Opportunity.		
Additional Analysis		
Fiscal Impact Summary		
The city matching amount of \$634,400 will be included in the FY 2019 Budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-24R - Clermont funding as CDBG Leverage 2018-24R - Clermont funding as CDBG Leverage.pdf		



CITY OF CLERMONT
RESOLUTION NO. 2018-24R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING THE USE OF SIX HUNDRED THIRTY-FOUR THOUSAND FOUR HUNDRED DOLLARS (\$634,400.00) OF CITY OF CLERMONT FUNDING AS LEVERAGE FOR THE SMALL CITIES NEIGHBORHOOD REVITALIZATION COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION THE CITY IS SUBMITTING TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2017.

WHEREAS, the City of Clermont (the “City”) desires to show evidence of its commitment to provide a specific amount of leverage funding to be used in carrying out the Small Cities Neighborhood Revitalization Community Development Block Grant Application.

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

SECTION 1.

The City hereby commits to providing a minimum of six hundred thirty-four thousand four hundred dollars (\$634,400.00) as leverage for a Community Development Block Grant application in the Neighborhood Revitalization category being submitted for the FFY 2017 Application cycle; and

SECTION 2.

All of the leverage funding shall come from the City’s Water and Sewer Enterprise Fund for the water line replacement activity.

SECTION 3.

The City understands these funds will be expended, following approval of the Community Development Block Grant, after the Department of Economic Opportunity site visit for the project, but prior to the City submitting the administrative closeout for the project to the Florida Department of Economic Opportunity.

SECTION 4.

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2018-24R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 24th day of July, 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

Meeting Date		
Tuesday, July 24, 2018		
Agenda Item Name		
Resolution No. 2018-25R		
Requested Action		
Request approval of Resolution No. 2018-25R		
Staff Report		
The City of Clermont is considering applying to the Florida Department of Economic Opportunity (DEO) for a FFY 2017 Small Cities Community Development Block Grant (CDBG) of up to Seven Hundred Fifty Thousand Dollars (\$750,000.00). These funds must be used for one of the following purposes: 1. To benefit low and moderate income persons; 2. To aid in the prevention or elimination of slums or blight; or 3. To meet other community development needs of recent origin having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs. The categories of activities for which these funds may be used are in the areas of housing, neighborhood revitalization, commercial revitalization, or economic development and include such improvement activities as acquisition of real property, loans to private-for-profit business, purchase of machinery and equipment, construction of infrastructure, rehabilitation of houses and commercial buildings, and energy conservation. Additional information regarding the range of activities that may be undertaken will be provided at the public hearing. For each activity that is proposed, at least 70% of the funds must benefit low and moderate income persons. Staff recommends approval to apply to the Florida Department of Economic Opportunity (DEO) for a FFY 2017 Small Cities Community Development Block Grant (CDBG) of up to Seven Hundred Fifty Thousand Dollars (\$750,000.00).		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-25R - Auth for CDBG application	2018-25R - Auth for CDBG application.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2018-25R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FEDERAL FISCAL YEAR 2017.

WHEREAS, the City of Clermont desires to submit an application to the Florida Department of Economic Opportunity for a Small Cities Community Development Block Grant to benefit persons of low and moderate income.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont as follows:

SECTION 1.

The City of Clermont hereby authorizes the filing of an application for a Neighborhood Revitalization Community Development Block Grant, and

SECTION 2.

The Mayor of the City of Clermont is hereby authorized to execute all documents required in connection with the filing of said application to be submitted on August 13, 2018.



CITY OF CLERMONT
RESOLUTION NO. 2018-25R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 24th day of July, 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

Meeting Date	
Tuesday, July 24, 2018	
Agenda Item Name	
Resolution No. 2018-26R	
Requested Action	
Request approval of Resolution No. 2018-26R	
Staff Report	
The City of Clermont is located in Lake County. Based on the U.S. Census 2012-2016 American Community Survey 5-Year Estimate, the City's population is 30,963. Of the 30,963 residents, 3,827 or 12.4% are below the poverty level. The City shall implement the following objectives: LONG TERM OBJECTIVES: 1. To improve the physical environment of the community to make it more functional, safe, and efficient and to preserve the integrity of the neighborhood. 2. To promote the public interest. 3. To inject long range considerations into the determination of short range decisions. 4. To bring professional and technical knowledge to bear on issues concerning social, economical, or physical development. 5. To facilitate effective cooperation and coordination between all concerned with community development. 6. To identify all available resources for major opportunities and to improve the way of life for all in the community. SHORT TERM OBJECTIVES: 1.To apply for Community Development Block Grant funds in the Neighborhood Revitalization category to make drainage improvements and replace water lines within certain areas of the City of Clermont. 2.To explore other possible resources for the purpose of improving the way of life for all citizen's, especially those who live in deteriorated housing and neighborhoods.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2018-26R Auth of CDBG objectives	2018-26R Auth of CDBG objectives.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-26R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING THE IMPLEMENTATION OF THE LONG TERM AND SHORT TERM OBJECTIVES OF THE CITY OF CLERMONT COMMUNITY DEVELOPMENT PLAN.

WHEREAS, the City of Clermont is located in Lake County. Based on the United States Census 2012-2016 American Community Survey 5-Year Estimate, the City's population is 30,963. Of the 30,963 residents, 3,827 or 12.4% are below the poverty level.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County Florida, the City shall implement the following objectives:

SECTION 1. Long Term Objectives

1. To improve the physical environment of the community to make it more functional, safe, and efficient and to preserve the integrity of the neighborhood.
2. To promote the public interest.
3. To inject long range considerations into the determination of short range decisions.
4. To bring professional and technical knowledge to bear on issues concerning social, economical, or physical development.
5. To facilitate effective cooperation and coordination between all concerned with community development.
6. To identify all available resources for major opportunities and to improve the way of life for all in the community.

SECTION 2. Short Term Objectives

1. To apply for Community Development Block Grant funds in the Neighborhood Revitalization category to make drainage improvements and replace water lines within certain areas of the City of Clermont.
2. To explore other possible resources for the purpose of improving the way of life for all citizen's, especially those who live in deteriorated housing and neighborhoods.



CITY OF CLERMONT
RESOLUTION NO. 2018-26R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 24th day of July, 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

Meeting Date	
Tuesday, July 24, 2018	
Agenda Item Name	
Variance Request 669 East Hwy 50	
Requested Action	
Recommend approval of the variance requests.	
Staff Report	
The applicant, Map Holdings, Inc., is requesting several variances for an existing property located at 669 East Highway 50. The property has a 1,265 square foot office building that was constructed in 1973. Map Holdings, Inc. desires to purchase the property and continue to use it as an office with additional parking added and new signage. The property is approximately 5,864 square feet. The property was one of many impacted by the SR 50 widening project in early 2000's with a portion of the property being conveyed to the State for right of way use through eminent domain actions. To help assist property owners with challenging site conditions due to changes in their site, the City provided a hardship relief mechanism called a "Cure Plan" that identified measures to mitigate or correct land development code non-conformities. This parcel, Parcel 108, had a potential cure plan developed by HDR Engineering that would assist with parking at the site and correct some of the non-conformities. Unfortunately, the property owner did not finalize the cure plan process by receiving City Council approval and the site has been used as is since the taking. The potential new owner would like the ability to make the changes as indicated on the cure plan with some minor modifications. The applicant has the ability go into the existing building and continue to operate it as an office without any variance requests. However, they have decided they would like to provide additional parking, as displayed in the cure plan, and do some other minor improvements to update the site and building. These changes have required the seeking of the variance requests. The three variances requested include a reduction in parking spaces and size, omission of landscape buffers, and signage closer to the property line. The site is required to have seven parking spaces. Prior to the taking, the site met code. With the taking of the property along the SR 50 frontage, four parking spaces were lost. The cure plan identified a way to recreate three of them, including one handicap. The new spaces would meet the requirement for size. The original remaining spaces would not meet the size requirements. The applicant has identified a way to add an additional space, but it would not meet the minimum size. The removal of two trees adjacent to the building would allow the possibility to add another parking space while removing the tree hazard to the building. The omission of landscape buffers result from the site not having much room for plantings on the site. Since the building and the parking abut up to the property line and there are overhead power lines in the back of the building, the only possible location would be in front of the building. Staff is in support of the request if the applicant would be willing to place a landscaped area in front of the wood deck where the asphalt would be removed. The applicant is requesting a monument sign three feet from the property line instead of the required five feet. Staff would be in support of this request if the applicant would incorporate the signage into the landscaped area. The applicant has indicated that the area would be landscaped, but without any additional canopy trees since room is limited.	

The evidence, especially the potential cure plan, supports the requested improvements on the site. With the additional parking spaces, the removal of asphalt and replacement with signage and landscaping, the site improvements outweigh the negative benefits if the variances were denied. The approval of the variances do not create a conflict with the City's Comprehensive Plan.

Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has evidence that all five meet these findings in a positive way and recommends approval of the request.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | Application | Application.pdf |
| 2. | Variance Location Map | Variance Location Map.pdf |
| 3. | Section 86-174 Review Criteria-669 East Hwy 50 | Section 86-174 Review Criteria-669 East Hwy 50.docx |
| 4. | Legal Ad | Legal Ad.pdf |



VAR 1807-0001

CITY OF CLERMONT
VARIANCE
Application

REC'D
6.29.18 JK

DATE: 06/29/2018

FEE: \$600

PROJECT NAME (if applicable): _____

APPLICANT: Map Holdings, Inc.

CONTACT PERSON: Michael Palanti

Address: PO Box 120572

City: Clermont State: Florida Zip: 34712

Phone: 407-709-0424 Fax: _____

E-Mail: mpalanti@gmail.com

OWNER: Don M. Kemp

Address: 21055 County Road 455

City: Clermont State: Florida Zip: 34715

Phone: _____ Fax: _____

Address of Subject Property: 669 East Highway 50, Clermont, Florida, 34711

General Location: South side of Highway 50 and west of Bloxam Avenue

Legal Description (include copy of survey): See Attached

AK 1619530

Land Use (City verification required): Commercial



Zoning (City verification required): C-2 General Commercial District

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:
Section 122-247 (off-street parking), Section 118-37 (Landscape Buffer), Section 102-12 (sign setback)

What are you proposing to do that would require a variance and why? Occupying a site that is non-conforming and was impacted by the SR 50 widening. We are adding parking spaces, keeping existing parking spaces that are smaller than the code minimum, landscape buffers will not be provided due to existing site constraints, we are proposing a monument sign 3' from the property line.

How does the Code create a hardship? The site was impacted by the SR 50 widening and part of a Cure Plan that has expired. The site was built in 1973 which is non-conforming. The project will improve some of the existing non-conforming conditions. Due to the existing site limitations and the impacts with the SR 50 widening some of the non-conforming items can not be addressed.

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

for any variance requested:

Variance requested – subject and code section: Section 122-247 (off-street parking)
Section 118-37 (Landscape Buffer), Section 102-12 (sign setback)

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 proposed variance will improve the existing non-conforming condition and will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners. The improvements associated with this variance request will not negatively impact the standard of living of the citizens of the City.



(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 variance request is an improvement to the existing non-conforming condition and is not out of character with other properties in the same zoning district.

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;

It will not prohibit any City objectives

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

Yes- The variance request is consistent with the City's comprehensive plan and City's vision.

(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.

We believe the variance requested is the minimum variance to improve the property from it's existing non-conforming condition.



CITY OF CLERMONT
VARIANCE
Application
Page 4

Michael A Polanti
Applicant Name (print)

x Michael Polanti
Applicant Name (signature)

DON M. KEMP
Owner Name (print)

x Don M. Kemp
Owner Name (signature)

******* NOTICE *******

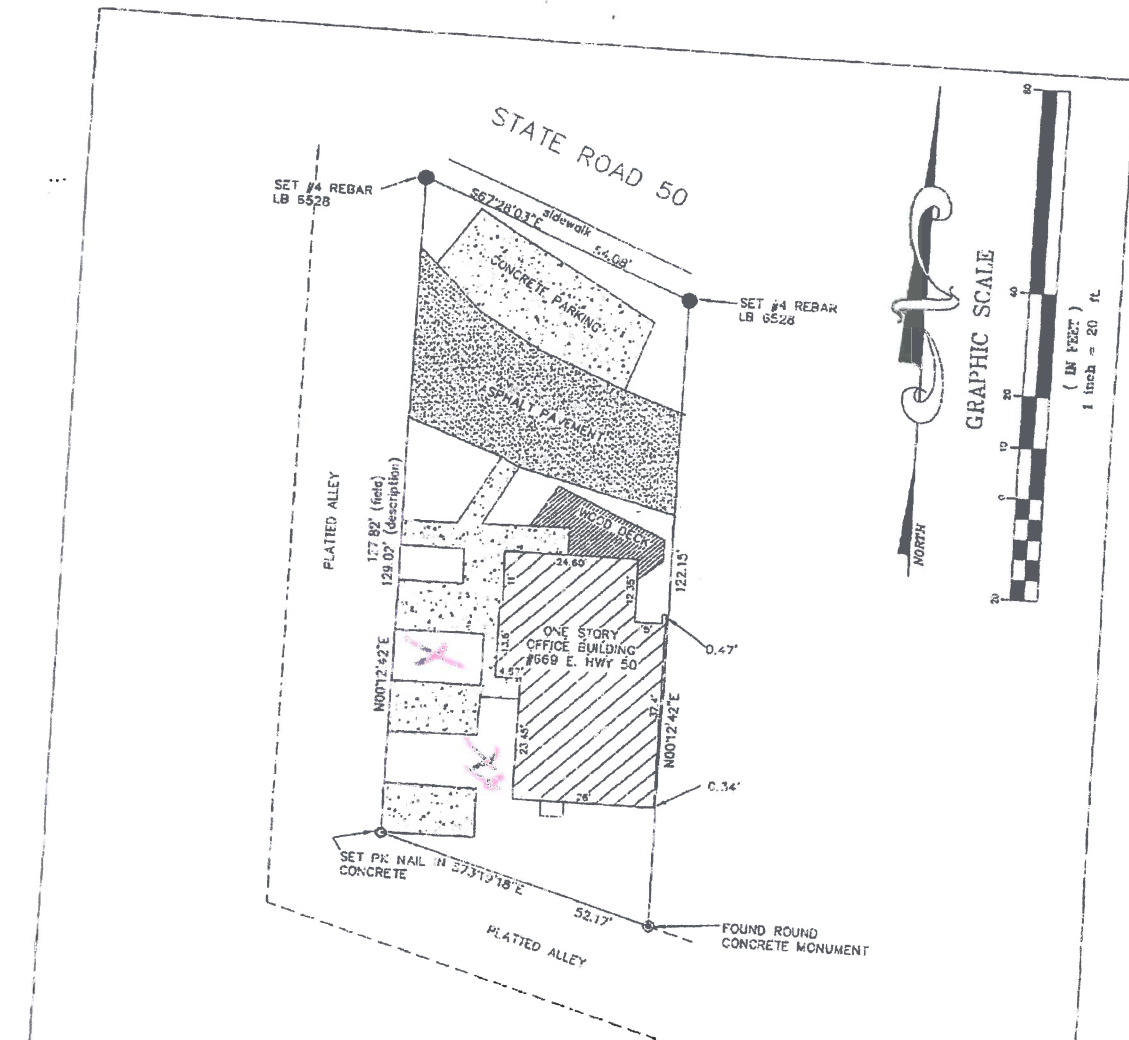
IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

City of Clermont
Development Services Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(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,



DESCRIPTION
THAT PART OF LOTS 11 AND 12 IN FORTY PINES, A SUBDIVISION IN THE CITY OF CLERMONT, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 99, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SAID LOT 12, THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 129.02 FEET TO THE SOUTH CORNER OF THE SAID LOT 12, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 12 SOUTHERLY LINE OF SAID LOT 12 AND 11 A DISTANCE OF 53.17 FEET TO SAID LOT 12; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 12 THE SAID LOT 12 WHEN MEASURED AT RIGHT ANGLE THERETO, THENCE RUN NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT 12 TO A POINT ON THE NORTHERLY LINE OF THE SAID LOT 12, THENCE RUN NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT 12 A DISTANCE OF 53.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTES

NOTES

- NOTES
1. BEARINGS BASED ON THE ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF LOT 12.
 2. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
 3. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
 4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "C".

CERTIFIED TO:
E. DAVID KEMP
ATTORNEYS' TITLE INSURANCE FUND, INC.
SMATHERS & KEMP, P.A.

Blackburn Surveying, Inc.
L.B. # 6528
1214 Bowman Street
Sunnyside Plaza
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

BOUNDARY SURVEY FOR:
E. DAVID KEMP

SCALE: 1" = 20'	APPROVED BY: PMK	DRAWN BY: PMK
DATE: 2/4/2001	FB/PAGE: 27	

FORTY PINES
LAKE COUNTY, FLORIDA

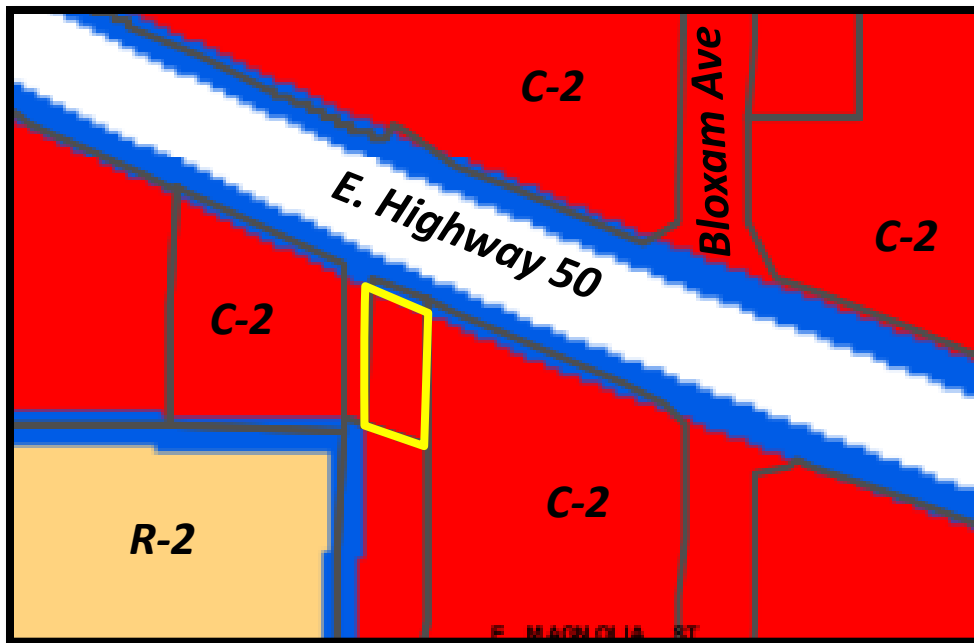
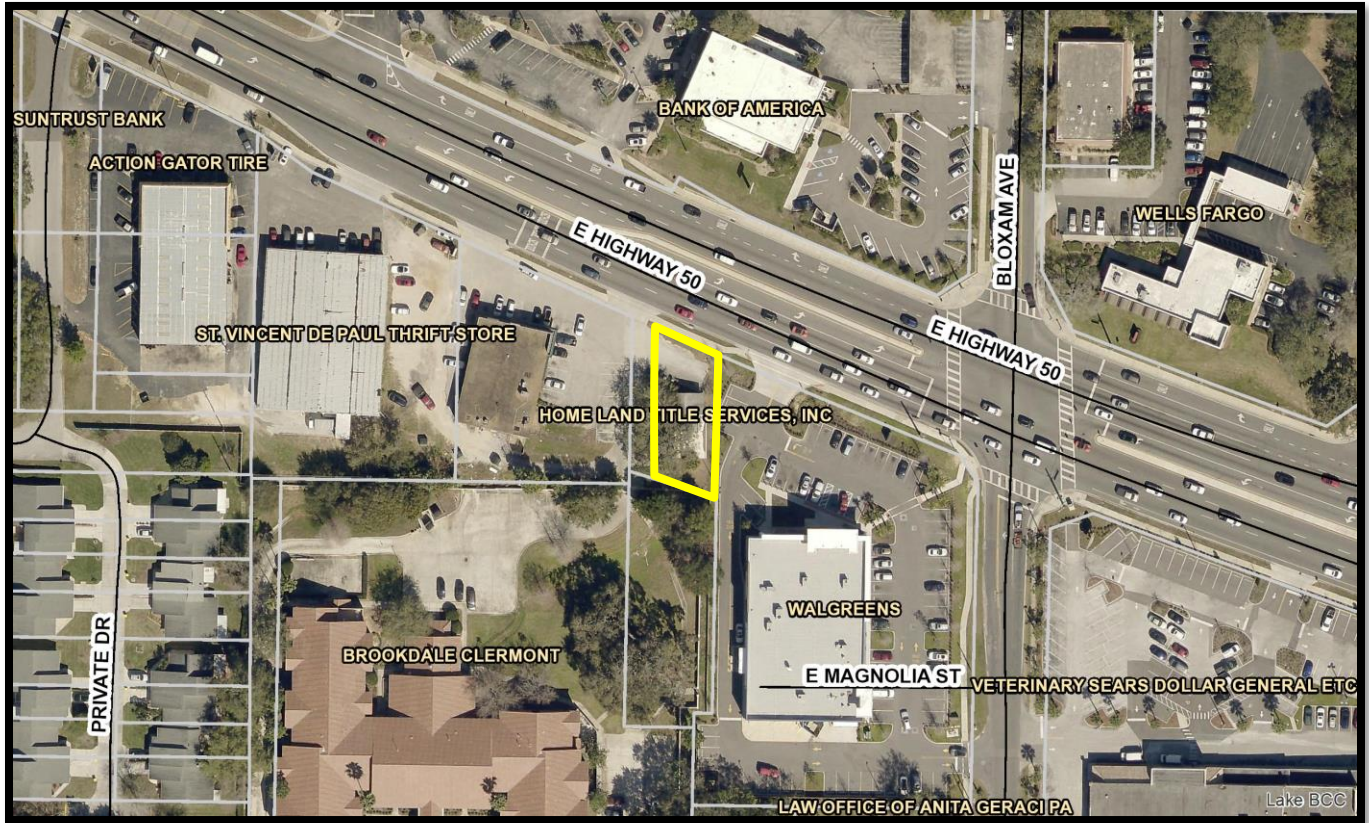
PAGE NO. 1	DRAWING NO. SMATHERS
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PATRICK M. KELLEY, P.L.C. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL REPROD SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

AIT 1619530

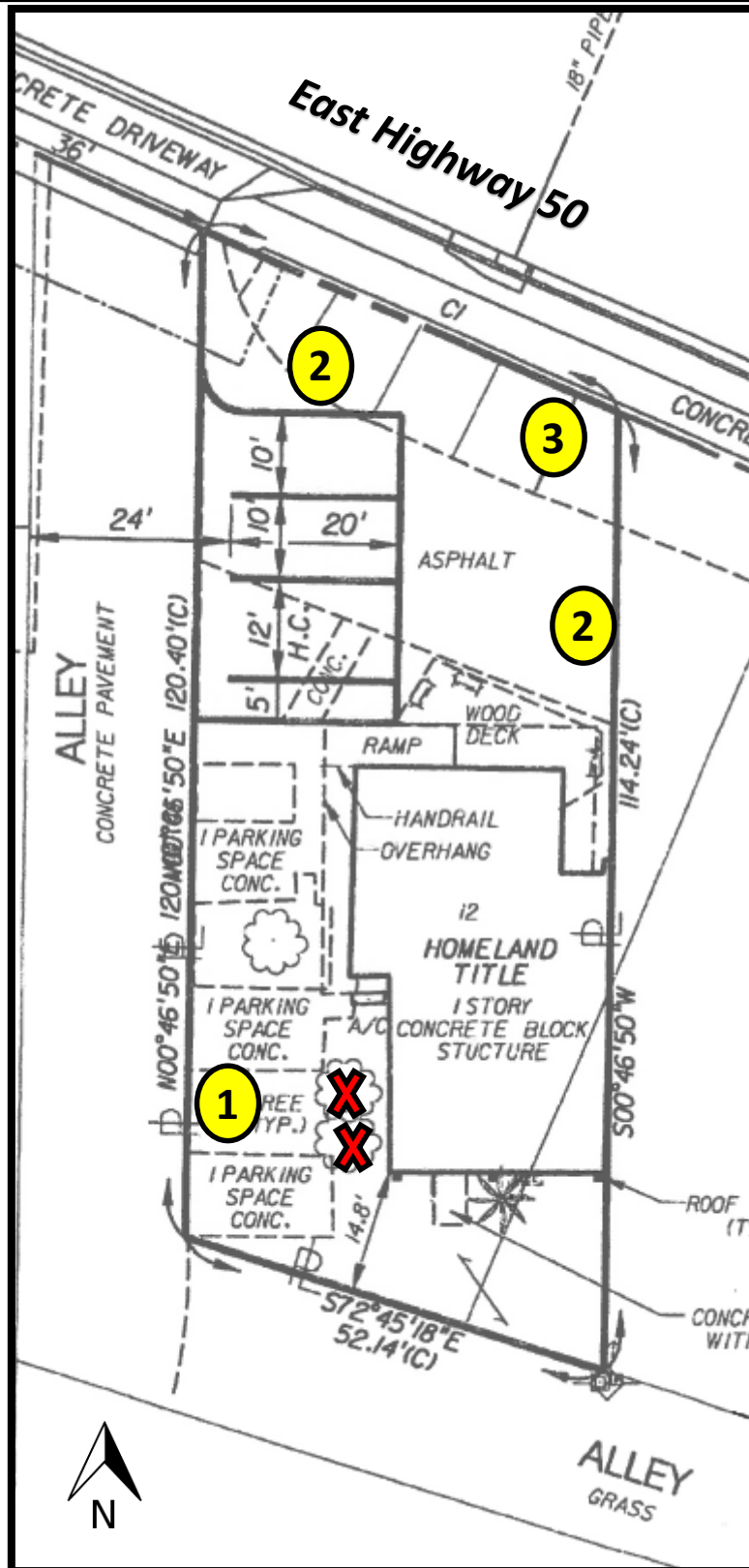
30-22-26-06000000 1100

669 East Hwy 50 – Map and Zoning



City of Clermont Zoning

669 East Hwy 50 – Variance Locations



- 1- Off-street parking: adding parking space and keeping spaces smaller than code
- 2 – Landscape buffers: will not be provided
- 3- Sign setback: proposing a monument sign 3 feet from the property line

669 East Hwy 50 – Surrounding Conditions



East view



West view

669 East Hwy 50 – Surrounding Conditions



North view



South view

669 East Highway 50 –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 of negatively impact the standard of living of the citizens of the city;
Applicant response: The proposed variance will improve the existing non-conforming condition and will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners. The improvements associated with this variance request will not negatively impact the standard of living of the citizens of the City.

Staff comments: The Florida Department of Transportation widening of State Road 50 has affected the subject property due to an eminent domain taking. In addition, the property was developed prior to the adoption of the comprehensive plan and the land development code and is non-conforming. There is no evidence in granting the variances that they will negatively impact nearby property owners since the variances would improve the situation of the site.

Positive 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 variance request is an improvement to the existing non-conforming condition and is not out of character with other properties in the same zoning district.

Staff comments: The proposed changes to the site will allow reasonable use of the property by adding additional parking. Several properties impacted by the widening of SR 50 have had to deal with challenging site conditions, including a deficient of parking and landscaping along with signage placement.

Positive 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: It will not prohibit any City objectives.

Staff comments: There is no evidence that granting the variances would impede the City’s objective.

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: Yes, The variance request is consistent with the City’s comprehensive plan and City’s vision.

Staff comments: Granting of the requested variances are 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: We believe the variance requested is the minimum variance to improve the property from its existing non-conforming condition.

Staff comments: The variance request will make reasonable use of the land by allowing additional parking spaces on the confined property.

Positive 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 all five meet a positive finding. Therefore, staff recommends **approval** of the variance requests to the Land Development Code.

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: 10078496
Phone: (352) 241-7331
Date: 07/06/18
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	07/17/2018	07/17/2018	\$110.98

LEGAL NOTICE

Ad No: 10078496
July 17, 2018

Notice is hereby given that the City Council of the City of Clermont will consider the requests for the following Variances: 1) To allow a reduction in off-street parking and reduced parking stall size-other than required by Chapter 98 Parking and Vehicular Use Areas of the LDC; 2) To allow the elimination of landscape buffers-other than required by Section 11.8-37 of the LDC, and 3) To allow a ground sign setback of 3 feet from the property line other than the required 5 feet as in Section 102-15 of the LDC, at the following location:

LOCATION

669 East Highway 50
Alternate Key 1619530

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, July 24, 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 who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe
City Clerk, MMC

Payment Info	
Ad Price	\$110.98
Tax	\$0.00
Sub Total	\$110.98
Prepaid Amount	\$0.00
Balance Due	\$110.98

AGENDA ITEM

Meeting Date	
Tuesday, July 24, 2018	
Agenda Item Name	
Variance Requests <i>Lot 1 Hancock Center</i>	
Requested Action	
Recommend denial of the variance requests.	
Staff Report	

The applicant, Orange Lake Development, LLC, is requesting several variances for a new commercial development on a vacant parcel located at the northwest corner of the Hancock Center Shopping Center, adjacent to Target. The property is a little over one acre in size and is zoned for C-2 uses through an existing PUD. The PUD was approved by the City Council in January 2001 that permitted up to 202,500 square feet of shopping center space with five out parcels. Four of the five outparcels have been developed with this one being the last. The applicant is proposing a 10,019 square foot single story building for multi-tenant use consisting of retail and restaurant use. The parcel has had some initial grading when the original shopping center was constructed. The applicant has indicated that the existing topography and access constraints restricts the development of the site and creates a hardship to the land development code for the proposed development. The applicant is requesting four (4) variances to the land development code.



The variances consist of: (1) a reduction in parking spaces, (2) increased retaining wall height, (3) smaller internal landscape islands, and (4) a five-foot landscape buffer on the south and east property line.

The site is required to have fifty-three (53) parking spaces under the current parking regulations. This is based upon 1,301 square feet for restaurant use and 8,718 square feet for retail use. The applicant is able to provide forty-one (41) parking spaces on-site. This is a reduction of twelve (12) parking spaces, or approximately 23 %. With the proposed

parking changes at 3 spaces per thousand, the site would be required to have approximately 31 spaces, which is under the 41 provided. This is an estimate since the number of seats in the small restaurant is unknown at this time.

The applicant is requesting a retaining wall height up to eight (8) feet. The majority of the retaining walls will be on the northwestern portion of the property and will face inward into the site.

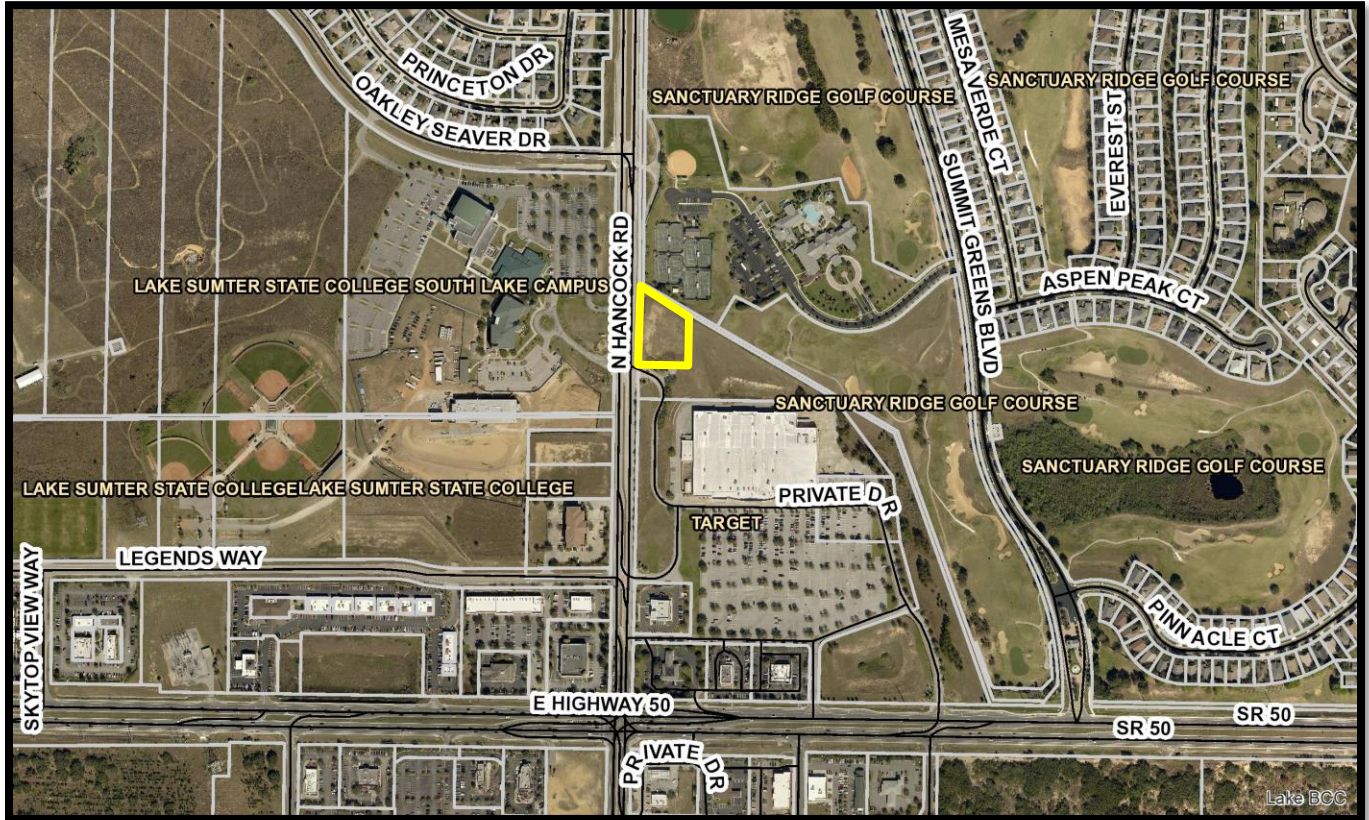
The applicant is requesting smaller internal parking islands to accommodate as many parking spaces as possible while also providing sufficient areas for landscaping. The islands will be a minimum of twelve (12) feet in width or more, instead of the required fifteen (15) feet in width.

In order to connect to the existing sidewalk along Hancock Road and meet ADA accessibility, the applicant would like to place the sidewalk in the southern landscape buffer. In doing so, this will reduce the landscape buffer from ten (10) feet to five (5) feet in width. The applicant is also proposing an outdoor patio area with seating and walkway, which also impedes the landscape buffer. The areas of the reduced landscape buffer are located along the southern and eastern property line.

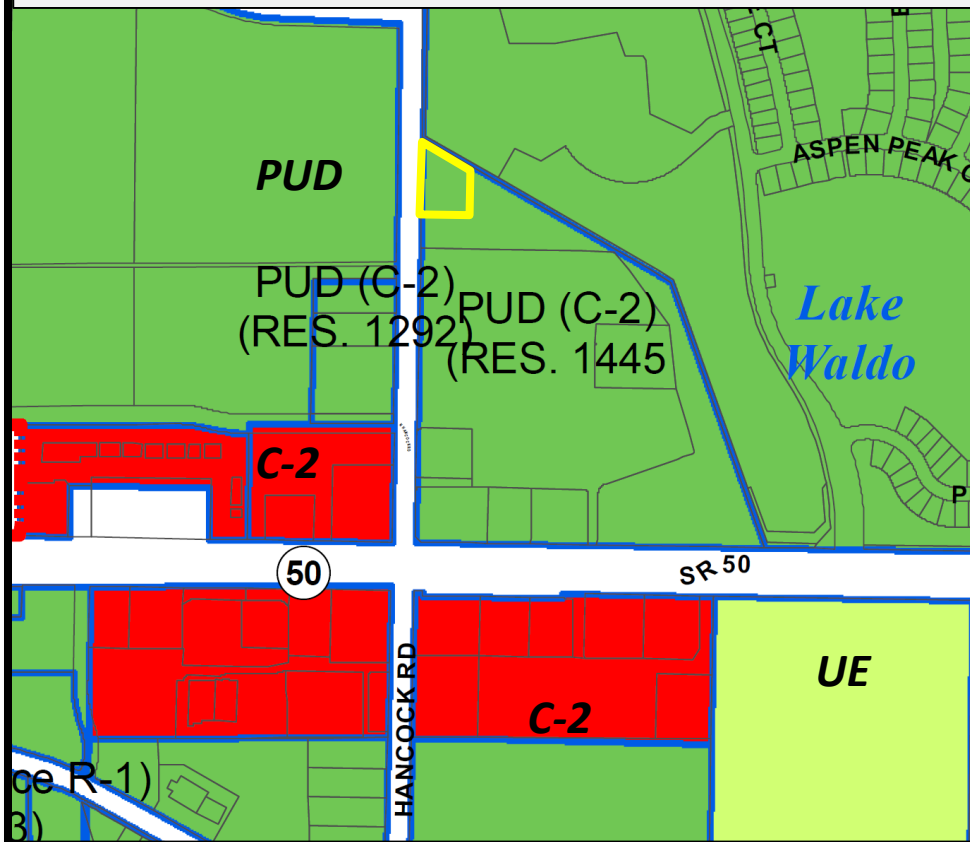
Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff believes that one of the five do not meet these findings in a positive way and recommends denial of the request.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Variance Location Map	Variance Location Map.pdf
2.	Site Plan	Site Plan.pdf
3.	Section 86-174 Review Criteria-Lot 1 Hancock Center	Section 86-174 Review Criteria-Lot 1 Hancock Center FINAL.docx
4.	Application	Application.pdf
5.	Legal Ad	Legal Ad.pdf

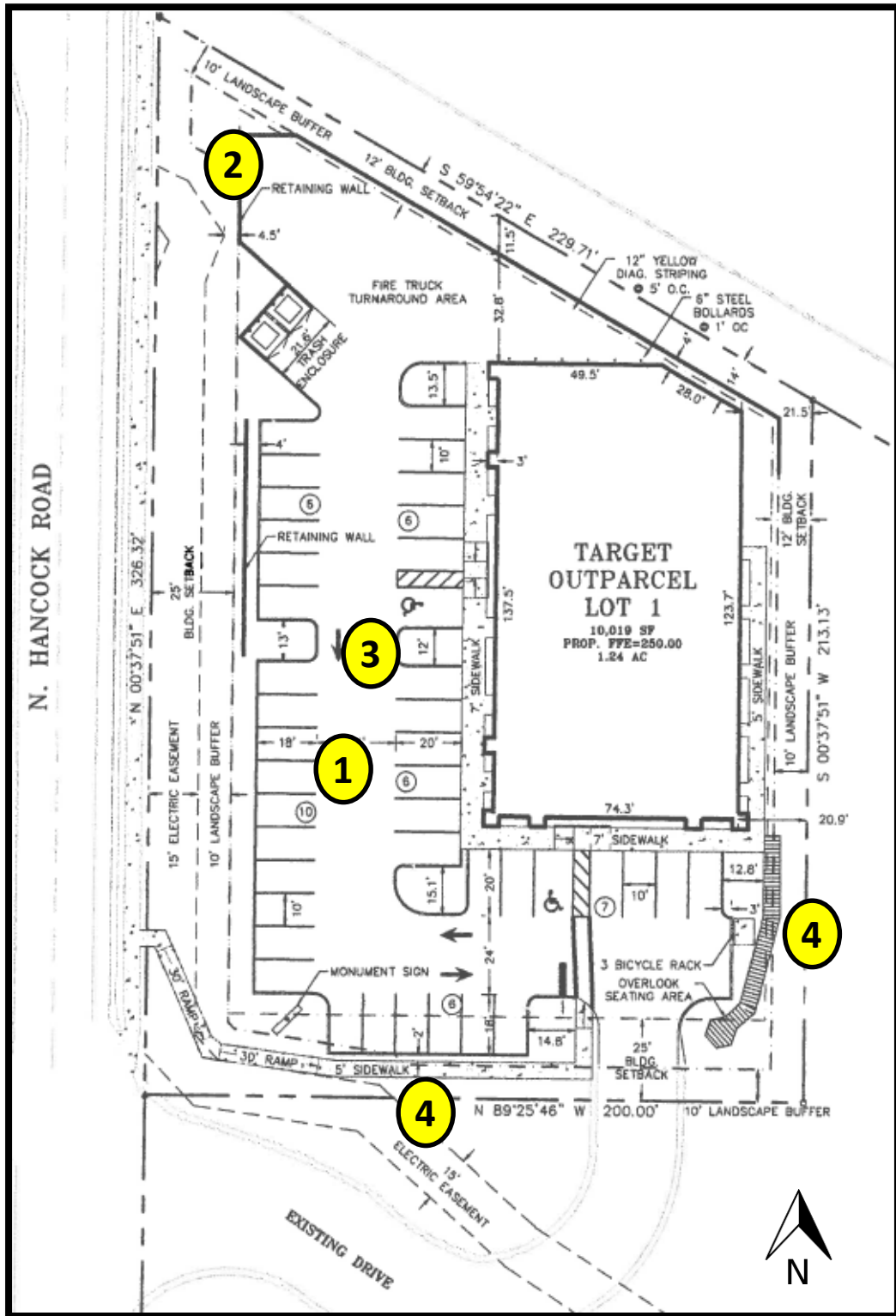
Lot 1 Hancock Center – Map and Zoning



City of Clermont Zoning



Lot 1 Hancock Center – Variance Locations



- 1- Reduction in parking spaces: 41 provided, 53 required
- 2 – Eight feet (8') high retaining wall
- 3- 240 square foot landscape islands
- 4 – Five foot (5') landscape buffers – southern and eastern property line

Lot 1 Hancock Center – Surrounding Conditions

East view



West view



North view

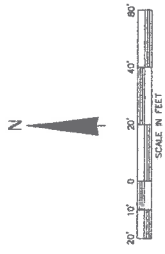


South view



TRACT D
SUMMIT GREENS RECREATIONAL
FACILITY SUBD.
(NOT INCLUDED)

TRACT A
(NOT INCLUDED)



SITE DATA TABLE

1. PROPERTY AREA = 53,927 SF (1.24 AC)	
2. SITE LOCATION	
N HANCOCK ROAD, CLEMONT, FL	
3. PROPERTY DESCRIPTION	
CURRENT CONDITION: VACANT SITE	
4. BUILDING DATA	
PROPOSED BUILDING = 10,019 SF	
5. BUILDING SETBACKS	
NORTH (SIDE) 25'	RECORDED
SOUTH (FRONT) 25'	RECORDED
WEST (FRONT) 25'	RECORDED
EAST (BACK) 25'	RECORDED
6. LANDSCAPE BUFFER	
NORTH (SIDE) 10'	RECORDED
SOUTH (FRONT) 10'	RECORDED
WEST (FRONT) 10'	RECORDED
EAST (BACK) 10'	RECORDED
7. PARKING CALCULATIONS	
RECORDED PARKING	
RESTAURANT	
1 SPACE PER 500 SF PATRON USE	
PLUS 1 SPACE PER 4 EMPLOYEES	
= 400 SF X 1 SPACE/500 SF	= 8 SPACES
= 4 EMPLOYEES X 1 SPACE/4 EMPLOYEES = 1 SPACE	
USE 9 SPACES	
RETAIL BUSINESS	
1 SPACE PER 200 SF	
= 8,719 SF X 1 SPACE/200 SF	= 43.6 SPACES
USE 44 SPACES	
TOTAL PARKING REQUIRED = 44 + 9	= 53 SPACES
RECORDED PARKING	
STANDARD SPACES	= 39
HANDICAP SPACES	= 2
TOTAL PARKING SPACES	= 41
BIKE PARKING BASED ON 3% OF PARKING PROVIDED	
41 SPACES X 3% = 1.23 SPACES USE 3 BIKE SPACES	
7. IMPERVIOUS CALCULATIONS	
BIKEWAY	
BUILDING	= 10,019 SF
CONCRETE	= 3,332 SF
ASPHALT	= 2,113 SF
TOTAL IMPERVIOUS	= 25,464 SF (0.57 AC)
OPEN SPACE	= 29,311 SF (0.67 AC)
	= 54%

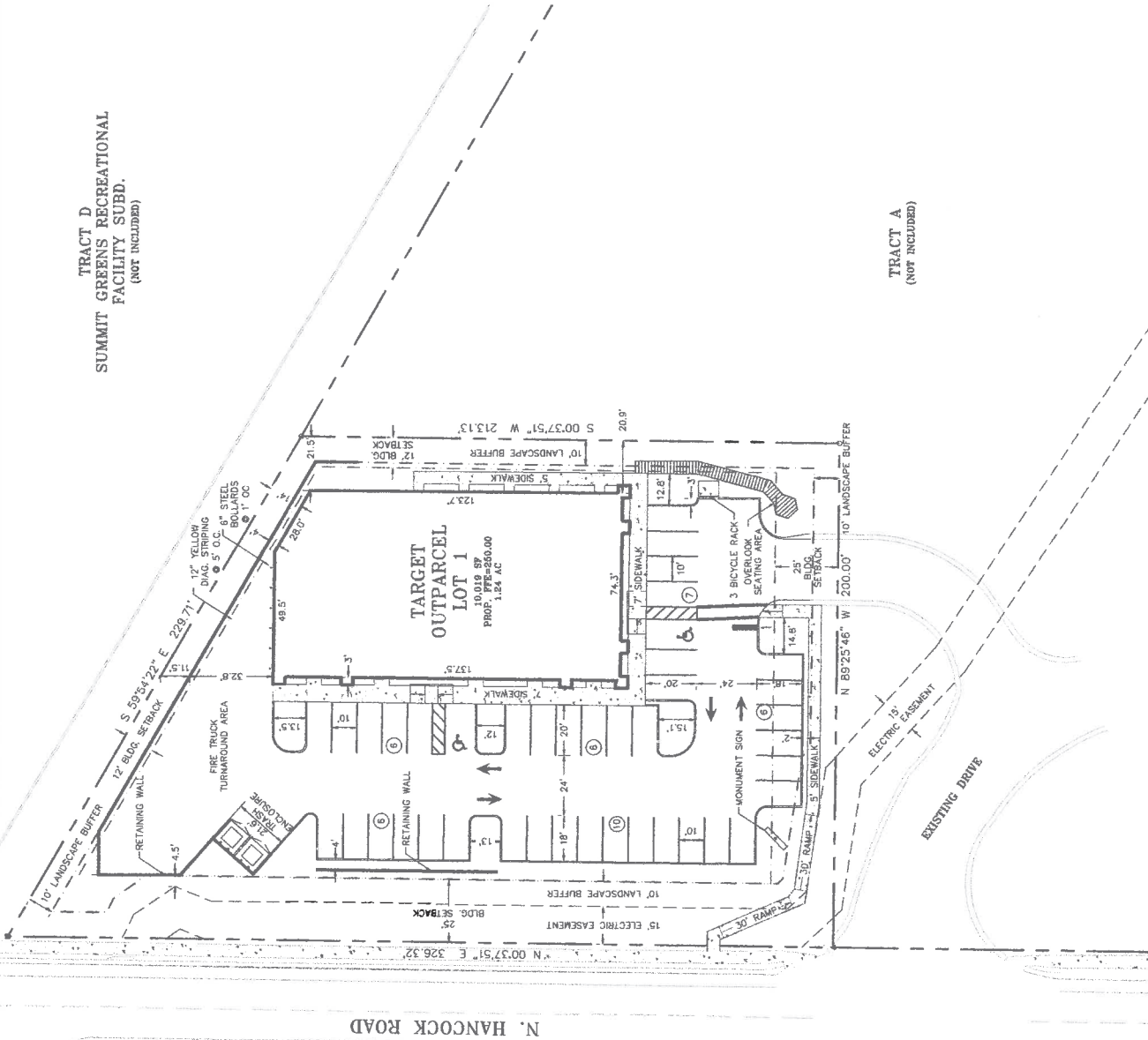
CONCEPT
SITE PLAN

TARGET OUTPARCEL
LOT 1

GERMANA ENGINEERING
AND ASSOCIATES, LLC
CLEMENT, FLORIDA
PROJECT #07212017

SCALE: 1" = 20'
DATE: 06-14-2018
SHEET: 07-05-1B
CONCEPT

CONCEPT PLAN
NOT FOR CONSTRUCTION
07-05-1B



Lot 1 Hancock Center –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: Agreed. We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City.

Staff comments: There is no evidence that the variances will interfere with reasonable enjoyment of adjacent or nearby property owners.

Positive 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 requested variances will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

Staff comments: The requested variances have been approved for other sites in the same zoning category. The applicant may reduce the square footage of the building, which will likely reduce the requested variances.

Positive 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: It will not prohibit any City objectives.

Staff comments: There is no evidence that granting the variances would impede the City’s objective.

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: Yes, The variance request is consistent with the City’s comprehensive plan and City’s vision.

Staff comments: Granting of the requested variances are 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: We believe the variances requested are the minimum variances needed to improve the property.

Staff comments: If the applicant reduced the square footage of the building, the variance requests would be reduced to a minimum and reasonable use of the land would still be achieved.

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 **one** of the five do not meet a positive finding. Therefore, staff recommends **denial** of the variance requests to the Land Development Code.



VAR 1807-0002

REC'D
7-6-18
JK

CK# 1052

CITY OF CLERMONT
VARIANCE
Application

DATE: 05/11/2018

FEE: \$600

PROJECT NAME (if applicable): _____

APPLICANT: Orange Lake Development, LLC

CONTACT PERSON: Chen Lingyan

Address: 2432 Dahlgren Way

City: Winter Garden State: Florida Zip: 34787

Phone: 407-463-2449 Fax: _____

E-Mail: orangelakeflorida@gmail.com

OWNER: Chen Lingya

Address: 2432 Dahlgren Way

City: Winter Garden State: Florida Zip: 34711

Phone: 407-463-2449 Fax: _____

Address of Subject Property: Lot 1 of Hancock Center- On Hancock Road

General Location: Located on the east side of Hancock Road, north of SR 50

Legal Description (include copy of survey): _____

Clermont, Hancock Center Subdivision, Lot 1, PB 53, PG 81-84, ORB 4951, PG 2166

AK 3836044

Land Use (City verification required): Commercial



Zoning (City verification required): C-2, General Commercial w/ CUP 1445

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 122-247 (off-street parking): 44 provided spaces vs. 53 required spaces

Sec 94-128 (retaining wall): 8' high retaining wall vs. 6' max height

Sec 118-38 (interior landscaping): 240 SF vs. 300 SF required

Sec 118-37 (landscape buffer): sidewalk and boardwalk through landscape buffer

Sec 118-40 (dumpster landscape): landscape not provided on 1 side of dumpster due to fire truck turn around

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

Develop a retail building on an existing outparcel. The outparcel has geometry and topography constraints, which would create a hardship on development

How does the Code create a hardship? There are topography and access constraint that restrict development

*** * The following justifications must be completed * * * * ***
for any variance requested:

Variance requested – subject and code section: Sec 122-247 (off-street parking) , Sec 94-128 (retaining wall)
Sec 118-38 (interior landscaping), Sec 118-37 (landscape buffer), Sec 118-40 (dumpster landscape)

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;

Agreed - We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City.



(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 requested variances will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

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;

It will not prohibit any City objectives.

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

Yes- The variance request is consistent with the City's comprehensive plan and City's vision.

(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.

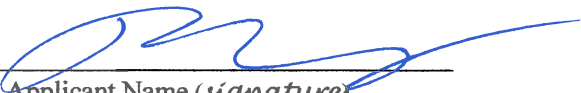
We believe the variances requested are the minimum variances needed to improve the property.



CITY OF CLERMONT
VARIANCE
Application
Page 4

Chen Lingyan

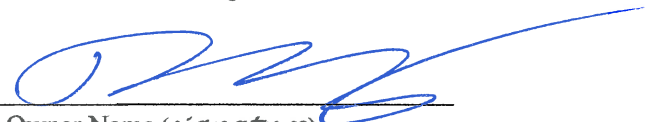
Applicant Name (print)

X 

Applicant Name (*signature*)

Chen Lingyan

Owner Name (print)

X 

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,

1. PROPERTY AREA = 53,927 SF (1.24 AC)	
2. SITE LOCATION	
3. PROPERTY DESCRIPTION	
4. BUILDING DATA	
5. LANDSCAPE BUFFER	
6. PARKING CALCULATIONS	
7. MISCELLANEOUS CALCULATIONS	
8. REQUIRED PARKING	
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CONCEPT PLAN
NOT FOR CONSTRUCTION
07-05-18

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
COPYRIGHT © 2018
CERTIFICATE OF AUTHORIZATION NUMBER: 29279
1120 W. MARICOPA AVENUE
CLERMONT, FL 34711
(352) 242 9329
WWW.GERMANAENGINEERING.COM

TARGET OUTPARCEL
LOT 1

CONCEPT
SITE PLAN

SCALE: 1" = 20'

DATE _____

SHEET

CONCEPT

Advertising Receipt

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

Account Number: 7101866
Order Number: 10078598
Phone: (352) 241-7331
Date: 07/10/18
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	07/17/2018	07/17/2018	\$122.20

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the requests for the following Variances: 1) To allow a reduction in off-street parking-other than required by Section 122-247 Off-street Parking of the LDC; 2) To allow retaining wall height of eight feet-other than six feet as required by Section 94-195 Clearing and Grading Review Criteria of the LDC; 3) To allow interior landscape islands to be a minimum of 240 square feet - other than 300 square feet as required in Section 118-38 Vehicular Use Area Interior Landscaping of the LDC; and 4) To allow a five foot landscape buffer - other than the ten feet as required in Section 118-37 Landscape Buffers of the LDC, at the following location:

LOCATION

Vacant Lot 1- Hancock Center
(Target Shopping Center)
Alternate Key 3836044

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, July 24, 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 who need assis-

tance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe
City Clerk, MMC

Ad No: 10078598
July 17, 2018

Payment Info

Ad Price	\$122.20
Tax	\$0.00
Sub Total	\$122.20
Prepaid Amount	\$0.00
Balance Due	\$122.20



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 24, 2018		
Agenda Item Name		
Fiscal Year 2019 Proposed Ad Valorem Millage Rate		
Requested Action		
Recommend to approve Proposed Fiscal Year 2019 Ad Valorem Millage Rate of 4.2061		
Staff Report		
Pursuant to Florida Statutes, the city must inform the Lake County Property Appraiser by August 3rd of the proposed ad valorem millage rate for Fiscal Year 2019. The proposed millage rate will be included in the property tax notices mailed to all city residents by the Lake County Tax Collector in August. The final millage rate for Fiscal Year 2019 will be approved by the City Council at a public hearing on September 20. The final millage rate may be lower than the proposed millage rate, but may not be higher. Based on the budget workshops held on July 17 and 18, staff is recommending a proposed millage rate of 4.2061, which represents an increase of 6.5429% over the rolled back millage rate of 3.9478.		
Additional Analysis		
Fiscal Impact Summary		
The proposed millage rate of 4.2061 will generate an additional \$1,148,423 in ad valorem tax revenue in Fiscal Year 2019.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		