



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, August 14, 2018**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Victory Pointe Update

Economic Development Update

Fiscal Year 2018 Quarterly Budget Update

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 July 10, 2018 and July 24, 2018 Regular Council Meeting minutes.

Item No. 2 - Surplus Request

Consider approval to declare end of life inventory as surplus from various departments or Department and dispose of in accordance with the Purchasing Policy.

Item No. 3 - Bid Award

Consider award to Bruce Uterbrink Construction, Inc. to provide construction of a new Kehlor Recreation Center in the total budgeted amount of \$484,288.

Item No. 4 - Bid Award

Consider award to The A.D. Morgan Corporation to provide construction management services for the new Public Works facility in the negotiated budgeted amount of \$197,960.

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| Item No. 5 - Event Request, Fee Variance, and Open Container Allowance | Consider request from Sommer Sports to approve the 2019 season, open container allowance and waive all associated grounds fees. |
| Item No. 6 - Event and Open Container Request | Consider event request from Pig On The Pond to be held March 8, 9, and 10, 2019; open container in approved area; fee waiver; signage; staff assistance; and trail closure. |
| Item No. 7 - Event and Open Container Request | Consider approval for the South Lake Chamber of Commerce to have an open container area for their annual Taste of South Lake event at Waterfront Park on November 1, 2018. |
| Item No. 8 - Event and Road Closure Request | Consider Clermont Downtown Partnership road closure request for the First Friday Family Food Trucks and Music on Montrose event. |
| Item No. 9 - Event and Open Container Request | Consider allowing the Celebration of Heroes to have an open container area for their event on October 27, 2018 at Waterfront Park. |
| Item No. 10 - Utility Easement | Consider granting a utility easement located at 752 W. Montrose St. for developer to install private utility lines. |
| Item No. 11 - Resolution No. 2018-32R | Consider approving amended resolution of the 2019 Florida Division of Cultural Affairs Cultural Facilities Program Grant application request in the amount of \$500,000. |

UNFINISHED BUSINESS

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| Item No. 12 - Minnehaha Traffic Concerns | Consider approval of staff and community recommendations for traffic concerns on Minnehaha Avenue between 5th Street and Bloxam Avenue. |
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Item No. 13 - Resolution No. 2018-14R

King's Car Wash CUP

Withdrawn

The applicant has withdrawn the Conditional Use Permit for a car wash facility located in the C-2 General Commercial zoning district on 1.63 acres located at the southeast corner of Oakley Seaver and SR 50.

Item No. 14 - 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.

Item No. 15 - 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. 16 - Resolution No. 2018-29R

Clermont Storage

Consider Conditional Use Permit to allow for a self storage facility occupying more than 20,000 square feet of floor space for vacant property located at the southwest corner of Highway 27 and Bloxam Avenue.

NEW BUSINESS

Item No. 17 - Cooper Memorial Library

Lake County Staff has requested the opportunity to make a brief presentation to discuss the possibility of working together to extend the hours of operation at Cooper Memorial Library.

Item No. 18 - Resolution No. 2018-31R

Consider approval of Resolution honoring fifty years of municipal home rule in the Florida Constitution.

Item No. 19 - Ordinance No. 2018-26 *Introduction*

Bell Ceramics

Consider ordinance to rezone 6.96+/- acres from R-2 Medium Density Residential to PR Parks and Recreation District at the northeast corner of Second Street and Palm Ave. for public boat ramp facility.

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Item No. 20 - Ordinance No. 2018-27 *Transmittal
Hearing
FLU Text Amendment*

Consider ordinance to change the text of the Future Land Use Element of the City's Comprehensive Plan to provide an opportunity to increase density for affordable housing units in the Commercial and Master Planned Development Land Use Categories.

Item No. 21 - Ordinance No. 2018-30 *Introduction
Density*

Consider amendment to the Land Development Code to review development standards for obtaining a density bonus to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private marketplace.

Item No. 22 - Ordinance No. 2018-28 *Introduction
Parking Code Amendment*

Consider Land Development Code changes to the parking requirements.

ADJOURN

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 10, 2018

The City Council met in a regular meeting on Tuesday, July 10, 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 Drew Marshall gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Life Saving and Civilian Recognition

Police Chief Broadway recognized Carlos Baez for aiding Officer Dubi in taking a suspect into custody. Officer Elijah Wells was recognized for his quick and heroic actions which saved the life of a nine-year-old student at Lost Lake Elementary.

PUBLIC COMMENTS

Barry Hudson, 715 Sunny Dell Drive, expressed concern for traffic safety at the intersection of Bloxam and Minnehaha as there have been 3 accidents in a month. Mr. Hudson provided a map to Council of the referenced intersection and recommended a 4 way stop at that intersection with a speed limit change to 30 mph. City Manager Gray replied staff is bringing the issue to Council at the August 14 Council Meeting.

REPORTS

City Manager Gray thanked all who attended the July 4 event which had the largest turnout so far. He also thanked all of the staff who supported and worked the event. City Manager Gray requested Council's approval to begin installing the previously discussed stop signs at the trail crossing near the boat ramp site at East Avenue. City Manager Gray reported receiving a request from Tim Murry with Christian Men in Action to rename Bloxam Avenue to Martin Luther King Boulevard in conjunction with the Martin Luther King Holiday in January. Staff will bring the request back to Council on a later agenda. He reminded Council of the Budget Workshops on July 17 and July 18 at 6:30pm. He informed Council that Aurelia Cole, who was a long-time resident and educator, passed away. The City will put together a proclamation to honor her and her family for the next meeting.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame reported attending the July 4 event and requested staff look into having food trucks at the next July 4 event. Council Member Goodgame suggested setting up community gardens at the Lake Hiawatha Park. Council Member Goodgame expressed concern with the property at the intersection of Citrus Tower Boulevard and US Highway 27, as the property is becoming over grown.

Council Member Brishke – No report.

Council Member Travis reported attending the quarterly Tourist Development Council meeting yesterday. The revenues are up with a surplus of \$400,000 from 2017. City Manager Gray noted staff will put in a request for funds for the boat ramp.

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Mayor Ash reported on June 27, she attended the swearing in of an Eagle Scout. On June 28, she attended the Honest Food grand opening. On that same day, she attended the ribbon cutting for the new 7-11 mobile station on Highway 50. Later that same day, she attended a luncheon at Environmental Services for the memorial of Robert Reed. On July 2, she attended the Police Department's swearing in of Officer Biggs and the promotion ceremony for Sergeant Johnson. On July 4, she attended the Red, White and Boom event at Waterfront Park.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of the June 12, 2018 Regular Council Meeting Minutes.

Item No. 2 – Easement

Consider easement access for Lake Apopka Natural Gas to provide service to two (2) downtown businesses.

Council Member Goodgame moved for approval of the Consent Agenda; seconded by Council Member Bates. The motion passed with all members voting aye.

NEW BUSINESS

Item No. 3 – No Parking Signs, Southern Villas

Chief Broadway presented the request for “No Parking” signs at Southern Villas. Access for emergency and sanitation vehicles is very restrictive when there is parking on both sides of the street. The residents of Southern Villas conducted a survey where 63 percent of the residents responded in favor of “No Parking” signs on the outer lane of the street. Staff also recommended installation of “No Parking” signs.

Mayor Ash opened the Public Hearing.

June Wilkinson, 620 Villa Court, requested approval for “No Parking” signs.

Sharon Kowalski, 638 Villa Court, requested approval for “No Parking” signs.

Mayor Ash closed the Public Hearing.

City Manager Gray noted staff has been working with the Homeowner's Association and staff concurs with placement of signs on one side of the street.

Council Member Bates inquired what the violation will be for not heeding the “No Parking” signs. Chief Broadway clarified a parking citation will be issued.

Council Member Travis suggested Council take note of the width of the streets when approving future subdivisions.

Council Member Bates moved to approve agenda item number 3; seconded by Council Member Travis. The motion passed with all members present voting aye.

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Item No. 4 – Variance Request, Nelson

Senior Planner Kruse presented the variance request to allow a side yard setback to be zero feet rather than the seven feet required by the Land Development Code. The applicants would like to install a carport over the existing area at 838 West Montrose Street. Staff supports the request as it will not have a negative visual impact. Staff recommended approval.

The applicant was present, but did not wish to come forward.

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

Council Member Goodgame conveyed concern on whether rain gutters would be installed. Senior Planner Kruse confirmed the rain gutters are a requirement if the request is approved.

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

Item No. 5 – Variance Request, Kinsey

Development Services Director Henschel presented the variance request to allow a front yard setback. The applicant is requesting their front yard setback be 22 feet rather than the required 25 feet in order to construct a 6-foot by 21-foot front porch addition to the property at 1149 West Montrose Street. The application will not have a negative visual impact as the design will match the existing house. Staff recommended approval of the variance request.

Nathan Kinsey, applicant, 1149 West Montrose Street, requested approval of his variance request.

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

Council Member Travis inquired if the front porch will go over the car area as well. Development Services Director Henschel clarified it will go from the edge of the driveway to the other end of the house.

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

Item No. 6 – Lien Reduction Request

Development Services Director Henschel presented the lien reduction request for 165 Carroll Street. Staff recommends a minimum reduction to 10% of the overall lien with the provision that it be paid within 30 days or the lien reverts back to the original amount.

Christine Marias, Tromberg Law Group, representative of the bank, stated the bank has secured the property, but the property is not currently in foreclosure. The bank is going out every other week to maintain the property. The last hearing regarding the violations was on September 19, 2017 and it was advised the property violations were cured. Ms. Marias requested the Council reduce the lien.

Mayor Ash opened the public hearing.

Jim Purvis, 4206 Hammersmith Drive, conveyed concern of setting a precedent for other properties.

Mayor closed the public hearing.

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Council Member Travis requested the photos given to the Council to be shown to the public. The property was a health and safety hazard.

Council Member Brishke inquired as to when the bank took ownership. Ms. Marias replied the Bank took ownership in 2015. Council Member Brishke noted the fines were not imposed until 2017 which would have given the bank ample time to address the issues. Ms. Marias clarified the majority of the work was completed before the fines were instituted in 2017.

Mayor Ash asked staff when the City started notifying the bank of the condition of the property. City Attorney Mantzaris replied the property went before Special Magistrate in February 2017. The official notice for the hearing was sent in November however, prior to the formal notice, there were courtesy notices sent to the owner.

Council Member Brishke inquired as to the amount the City has put into this property on an administrative aspect. City Manager Gray stated the amount could range anywhere from \$1,000 to \$10,000. The last resort is for the property to go before the Special Magistrate. Before the property was sent a hearing date, staff would have been attempting to work with the property owner to get the property into compliance.

Mayor Ash asked who the City's Code Enforcement would have contacted regarding the non-compliance notices. City Attorney Mantzaris clarified the law requires the City must notify the property owner which is listed on the tax collector's rolls. Notices were sent to the Bank of America office in Texas as that was the address listed.

Mayor Ash conveyed frustration with the length of time the safety hazards went without being addressed and expressed disagreement with staff's recommendation.

City Attorney Mantzaris stated Council can consider a reduction of the lien or deny the request for a reduction. At that time, staff would have to decide what to recommend to the Special Magistrate. The City has the right to foreclose on the lien if the bank is not willing to pay the full amount.

Council Member Travis proposed reducing the fine amount to \$39,750 which was the original lien amount.

Council Member Travis motioned to reduce the lien amount to \$39,750 which was the original lien imposed on August 15, 2017 and for the applicant to pay within 30 days; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 7 – Utility Agreement, Florida Islamic Center

Development Services Director Henschel presented a Utility Agreement request for water service to construct a new house of worship on Old Highway 50. Sewer service is not requested. This parcel is located in the Joint Planning Area and adjacent to City utilities. The site is expected to be developed to City standards. However, there are areas where the applicant cannot meet City standards. If the request is approved, the agreement will be conditioned upon deferral of annexation to occur when legally appropriate.

Applicant was present but had no comments for Council.

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

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Council Member Goodgame inquired who enforces the City's codes if the property is not annexed. City Attorney Mantzaris clarified the City would be able to shut off the property's water should they not be in compliance.

Mayor Ash suggested making the building smaller in order for the applicant to meet the City's codes.

Council Member Bates and Council Member Brishke expressed disagreement with items 2 and 3.

Council Member Goodgame expressed applicants should meet City codes if they want City utilities.

Azeem Abdool, 1020 Fox Trail Avenue, Minneola, applicant, stated the property becomes smaller the further back you go and the building would have to be completely redesigned in order to make it smaller. The building must face at an angle which is causing the current problems with meeting the code. If the building could sit straight on the property, then the property would be in compliance with City code.

City Manager Gray suggested Council could approve the utility agreement which would force the applicant to comply with city code. City Attorney Mantzaris clarified Council could approve the Utility Agreement without the waivers.

Council Member Bates moved to approve the Utility Agreement without waivers two and three; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 8 – Livestock Land Development Regulations

City Manager Gray clarified livestock is currently prohibited within the Clermont city limits.

Development Services Director Henschel presented staff's request for Council's input for the Land Development Code to accept chickens as a permitted use within the City's limits. Staff has reviewed other cities and recommended the Council adopt the following restrictions: a permit would be required, a maximum of five chickens are allowed upon said permit, no roosters are permitted, all chickens must be housed under sanitary conditions in an escape-proof enclosure, and chicken coops must be located in the rear yard.

Mayor Ash opened the Public Hearing.

Dr. Robert Olsen, 1290 Diane Place, conveyed support for allowing livestock in the city's limits and reviewed medical and nutritional benefits of exposure to farm animals.

Jim Purvis, 4206 Hammersmith Drive, expressed opposition to allowing livestock in City limits.

Mayor Ash closed the Public Hearing.

Council Member Goodgame conveyed opposition to allowing livestock within the City limits.

City Attorney Mantzaris stated if Council passes an ordinance of this nature, then it should be restrictive.

Mayor Ash requested the matter be brought back to Council at a workshop for public and Council discussion along with more information on the subject and staff's recommendation.

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ADJOURN: With no further comments, this meeting adjourned at 8:12 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
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REGULAR COUNCIL MEETING
July 24, 2018

The City Council met in a regular meeting on Tuesday, July 24, 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 Capital Planning & Projects Director Kinzler, City Attorney Mantzaris, and Deputy City Clerk Zinker.

INVOCATION AND PLEDGE OF ALLEGIANCE

Cyndia Lodyga gave the invocation followed by the Pledge of Allegiance.

PROCLAMATION

Public Information Officer Bloodsworth presented a video of Aurelia Cole. Deputy City Clerk Zinker read the Aurelia Cole proclamation aloud. Mayor Ash presented the proclamation to the family of Aurelia Cole.

Deputy City Clerk Zinker read the Parks and Recreation Month proclamation aloud. Mayor Ash presented the proclamation to Parks and Recreation Director Davidoff.

PUBLIC COMMENTS

Libby Hanna, 1251 Fran Mar Court, thanked the Parks and Recreation Department for their quick resolving of an issue. Ms. Hanna requested an update of the timeline and current issues of the boat ramp. Capital Planning Director Kinzler stated the State will review the permit and will do their best to expedite the permit process.

Steve Smith, 1323 Briarhaven Lane, stated the affordable housing project, which Council approved a few years ago, is getting ready to open in September. The units are fully rented with 400 people on the waiting list.

Linda Bibi, 431 West Minnehaha Avenue, recommended Council finds a different solution for the intersection of Bloxam Avenue and Minnehaha Avenue as well as requested live streaming for City Council Meetings. Capital Planning Director Kinzler stated City Manager Gray has requested Minnehaha Avenue be placed on the August 14, 2018 agenda to bring before the Council.

Tim Murry, 574 East Desoto Street, requested for Council to look at the information previously provided to City Manager Gray regarding renaming Bloxam Avenue to Martin Luther King Jr. Boulevard in order to make a decision before the upcoming Martin Luther King Jr. Holiday.

REPORTS

Director of Capital Planning Kinzler reported items 3 and 4 are to be tabled to September 11, 2018

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

Deputy City Clerk Zinker read Ordinance No. 2018-12 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.

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Council Member Goodgame moved to table Ordinance No. 2018-12 to September 11, 2018; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 4 – Ordinance No. 2018-13, Final, 607 & 619 Lake Avenue Rezoning

Deputy City Clerk Zinker read Ordinance No. 2018-13 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2018-13 to September 11, 2018; seconded by Council Member Goodgame. This motion passed with all members present voting aye.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame reported attending the Chamber of Commerce breakfast last Friday.

Council Member Brishke reported attending the Chamber of Commerce breakfast on Friday where Officer Colon was honored with an award.

Council Member Travis – No report.

Mayor Ash reported on July 12, she attended the Candidates Forum at the City Center. On Friday, July 13, she was present at Kings Ridge for a presentation on our Master Plan by City Manager Gray and Economic Development Director Schmidt. Later that evening, she attended the memorial service at New Jacobs Chapel for Aurelia Cole. On July 14, at Fire Station 3, she attended the push-in ceremony for the new pumper truck. That same day, she attended the soft opening of First Watch where donations were taken for Buses & Backpacks, a non-profit. On July 18, she was at the Sanctuary Ridge Golf Club for its official ribbon cutting. On July 19, she attended a meeting of the Homeless Task force where the emphasis was on the South Lake County Homeless Forum. On July 20, she was at the South Lake Chamber breakfast where Officer Colon was honored with the Chamber's Public Service award for his efforts with the Oakhurst project. On Saturday, July 21, she held Coffee with the Mayor at Corelli's Pantry where she handed out a list of 41 businesses which have recently opened or will be opening in Clermont. Last night, she attended the police swearing in of Officer Vkratsis. In 2014, she brought the issue before Council to bring fireworks to Clermont for the 4th of July. On June 9, 2015, the Council approved the contract and budget amendment for the fireworks and Clermont then had its first 4th of July fireworks celebration in over 100 years.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of the June 26, 2018 Regular Council Meeting Minutes.

Item No. 2 – Utility Easement

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

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

UNFINISHED BUSINESS

The next two items were heard concurrently.

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

Deputy City Clerk Zinker 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. 6 – Variance Request, Kings Crossing

Development Services Director Henschel presented the applicants request for a Conditional Use Permit to allow for a 5,400 square foot tire store with eight service bays. The project will provide an access point on US Highway 27 that will be shared with adjoining parcels. The applicant has identified one variance request to allow for a parking deficient of four spaces instead of 38 spaces required by the Land Development Code. The City of Clermont is currently pending a Highway 50 and US 27 overlay district which would cover the subject property. The overlay district would prohibit uses such as motor vehicle sales and leasing to avoid repetitive pattern of land uses as well as to ensure the location of motor vehicle parts service land uses is screened from Highway 50 and US Highway 27. The applicant has provided elevations of the building's proposed appearance. Staff recommended denial of the request for the Conditional Use Permit. Council received several letters of opposition from the public which was included in their packets. Staff recommended denial of the variance request.

Attorney Jimmy Crawford, 1201 W. Highway 50, representative of the owners and proposed developers, stated the owner Mike and Angie Langley were present. Attorney Crawford presented images to Council illustrating the desired layout and site plan for the proposed tire store. The proposed site plan has improved landscape buffers which was not required by the City's code. Attorney Crawford addressed the complaints made by the city residents regarding concerns of a tire store at that location.

Josh Bradley, Native Engineering, LLC, provided the standards for a dry shop to Council. The tire store would be required to follow all the Resource Conservation and Recovery Act rules applicable.

Attorney Crawford stated the applicant would be willing to change the time of operations for the store in order to help ensure no noise impact to surrounding neighborhoods and to install a second left turn on Citrus Tower Boulevard.

Carl Johnson, Amprop Ventures, LLC, commented Amprop Ventures, LLC has a lot of experience building tire stores around the State of Florida.

Council Member Bates disclosed he spoke with the applicant before the meeting.

Council Member Brishke disclosed she briefly spoke with the applicant, but was cut short due to technical difficulty.

Mayor Ash opened the Public Hearing.

Adam Hildebraut, 1784 Bella Lago Drive, conveyed opposition to the proposed use.

Richard Bower, 1789 Bella Lago Drive, conveyed opposition to the proposed use.

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Robert Yehling, 1773 Bella Lago Drive, expressed opposition to the proposed use.

George Tull, 3531 Mediterra Drive, expressed opposition to the proposed use.

Ellen Coil, 3554 Mediterra Drive, expressed opposition to the proposed use.

Eric Fincham, 3522 Mediterra Drive, expressed opposition to the proposed use.

Eloy Ozaeta, 1821 Bella Lago Drive, expressed opposition to the proposed use.

Mayor Ash closed the Public Hearing

Council Member Goodgame disclosed he spoke with Randy Langley in regards to this property not just in regards to the tire store, but in regards to the piles of dirt.

Council Member Bates inquired whether the store will offer oil changes as well. Attorney Crawford clarified the tire store will perform oil changes when asked but will not advertise the service and the store will have dry store standards to make sure there are no accidental leakage.

Council Member Travis inquired if Amprop Ventures, LLC ever had to close a store. Mr. Johnson clarified not in Florida.

Council Member Travis inquired if extra soundproofing could be done to the back wall of the store. Mr. Johnson stated the back wall behind the bays will be a 35-foot wide tire storage area which will help to block out the sound.

Council Member Goodgame expressed concern with the amount of tire stores in Clermont.

Council Member Brishke expressed concern with the surrounding area being homes and residential property and requested Council to look into addressing sound issues from the Highway.

Attorney Crawford conveyed concern regarding the Council's stance to dictate the businesses allowed on a property. City Attorney Mantzaris agreed with Attorney Crawford's statement clarifying Council should not make a decision based on their opinion of the market for the proposed use of the property.

Mike Langley, owner, conveyed issues with finding a buyer over the past 10 years for the property.

Council Member Goodgame moved for the denial of item 5; seconded by Council Member Brishke. The motion failed 3 to 2 with Mayor Ash, Council Member Bates, and Council Member Travis voting in opposition.

Mayor Ash requested language be added to the Conditional Use Permit regulating the noise levels from the tire store. City Attorney Mantzaris replied the Council has previously added similar language which stated if the City receives 3 verifiable complaints regarding noise within a certain period of time then the matter has to be brought back before the City Council for consideration of revocation of the Conditional Use Permit or alternative measures.

Council Member Bates expressed concern of regulating the matter if suggested language were to be added.

Mayor Ash requested the matter be tabled to a future meeting so the language could be drafted to cover the residents' concerns.

Council Member Bates requested language regarding operating hours also be added to the Conditional Use Permit.

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Council Member Travis requested language be added mandating the addition of a second left turning lane within the Conditional Use Permit.

Council Member Bates moved to table agenda item 5 to August 14, 2018 to add additional language to the conditional use permit regarding the noise, operating hours, and left turning lane; seconded by Council Member Brishke. The motion passed 4 to 1 with Council Member Goodgame voting in opposition.

Mayor Ash clarified agenda item 6 would also be tabled to August 14, 2018 since it was contingent on item 5.

Item No. 7 – Fair Housing Workshop

City Engineer Dykehouse provided an overview of the Fair Housing Workshop and introduced Fred Fox, President of Fred Fox Enterprises, Inc.

Fred Fox circulated sign-in sheets to the public. An overview of the Fair Housing Act was presented as well as the types of housing and discrimination covered by the Act, the Department of Housing and Urban Development enforcement of the act, the prohibited actions in the sale and rental of housing, and the process for filing a complaint for alleged violations.

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

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

Fred Fox stated the first service area is the replacement of water lines along the following streets: Scott Street, Disston Avenue, East Broom Street, East Juniata Street, East Desoto Street, East Montrose Street, East Minneola Avenue, and Pitt Street. The first activity's budget is \$321,000. The second primary service area is improvements to the flood and drainage service area along Desoto Street. The second primary service area has a budget of \$369,000. There is also an Administrative cost of \$60,000 which brings the total grant to \$750,000. The third service area is sidewalk installation along Disston Avenue, Scott Street, East Broome Street, East Juniata Street, East Desoto Street, East Montrose Street, East Minneola Avenue, and School Street.

Mayor Ash opened the Public Hearing.

Steve Smith, 1323 Briarhaven Lane, inquired where the \$750,000 limit comes from and expressed concern of the probability of the grant being awarded. Mr. Fox replied the \$750,000 is the limit allowed by the grant based on the City's population.

Tim Murry, 574 East Desoto Street, expressed support for application.

Mayor Ash closed the Public Hearing.

Item No. 9 – Resolution No. 2018-24R

Deputy City Clerk Zinker read Resolution No. 2018-24R aloud by title only.

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.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
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Council Member Bates moved for approval of Resolution 2018-24R; seconded by Council Member Travis. This motion passed with all members present voting aye.

Item No. 10 – Resolution No. 2018-25R

Deputy City Clerk Zinker read Resolution No. 2018-25R aloud by title only.

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.

Council Member Bates moved for approval of Resolution 2018-25R; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 11 – Resolution No. 2018-26R

Deputy City Clerk Zinker read Resolution No. 2018-26R aloud by title only.

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.

Council Member Bates moved for approval of Resolution 2018-26R; seconded by Council Member Travis. The motion passed with all members present voting aye.

Mayor Ash recessed at 8:44pm. The meeting was reconvened at 8:55pm.

NEW BUSINESS

Item No. 12 – Variance Request, 669 East Highway 50

Senior Planner Kruse presented applicant's request for several variances to include a reduction in parking spaces and size, omission of landscape buffers, and signage closer to the property line. In order to assist property owners with challenging site conditions due to 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 had a potential cure plan developed by HDR Engineering that would assist with parking at the site and correct some of the non-conformities. The plan was not taken before Council for approval. The evidence, especially with the cure plan, supports the requested improvements on the site. Staff recommended approval of the request.

Christopher Germana, Germana Engineering, representative of potential buyer of the property, stated the variances requested are to improve the property.

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

Council Member Bates inquired to the location of the signage in relation to the road. Mr. Germana speculated the sign would be between 2 and 3 as shown on the map of variance locations presented to Council.

Council Member Brishke inquired as to the reasoning of the signage being moved closer to the road. Mr. Germana replied signs in the surrounding properties are closer to the roads and the potential buyer would like their sign to be in line with the adjacent properties. Senior Planner Kruse confirmed surrounding properties acquired a signage setback.

City of Clermont
MINUTES
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July 24, 2018

Council Member Bates asked for the reasoning with moving the oak trees. Mr. Germana clarified the two oak trees in the back of the property pose a safety hazard due to proximity to the property and are decaying.

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

Item No. 13 – Variance Request, Lot 1 Hancock Center

Senior Planner Kruse presented applicant's request for several variances to include a reduction of up to twelve parking spaces, an increased retaining wall height of eight feet, smaller internal landscape islands to accommodate parking, and a five-foot landscape buffer on the south and east property line to allow connection of an existing sidewalk along Hancock Road to meet ADA accessibility. The parcel had some initial grading when the original shopping center was constructed. Staff recommended denial of the request.

Bob Thompson, 11905 Egret Bluff, representative of the owners, stated the owner's intent is to build the restaurant as a take-out with only two to three tables inside and a boardwalk behind the property.

Mayor Ash opened the Public Hearing.

Patty Dooley, 1043 Hidden Bluff, requested an explanation of the retaining wall. Mr. Thompson stated the wall goes around the northern and southern border of the property but the wall will be below ground level. Chris Germana, Germana Engineering, clarified the retaining wall will be below grade and the wall at Summit Greens is above grade resulting in Summit Greens being unable to see the retaining wall.

Mayor closed Public Hearing.

Council Member Travis asked for clarification on a variance being needed for the 8-foot retention wall if it starts below ground level. Senior Planner Kruse clarified the height of the wall will be measured starting at ground level from the parking lot.

Council Member Brishke requested if applicant would be able to shrink the building to accommodate the parking. Mr. Thompson replied the City is currently looking to reduce parking spaces at the moment.

Council Member Goodgame inquired of employee parking. Mr. Thompson replied employees will park anywhere within the parking lot.

Mayor Ash inquired what would be visible from the roadway. Mr. Thompson replied the site is almost pad ready. Mr. Germana clarified the original design when Target was built planned for the property to be below grade. The building would be set back from the street resulting in a better vantage point to view most of the building, but with it still being partially blocked.

Mayor Ash expressed concern of equipment being seen on the top of the roof. Mr. Thompson replied people will see most of the building and not the top of the roof while driving along Hancock Road.

Mayor Ash expressed her desire to mitigate the appearance of the retaining wall. Mr. Thompson stated decorative block could be used to mitigate the appearance. Landscape could also be used to break up the wall and use a double 4-foot wall.

Council Member Bates requested more details regarding the proposed boardwalk. Mr. Germana replied the owners want to create a vantage point for the patrons and employees to use, but no tables would be placed on the boardwalk.

Mayor Ash expressed issues with variances due to request for removal of roughly 60% of the landscape buffers.

City of Clermont
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Council Member Travis moved to approve all variance requests as is; seconded Council Member Bates; The motion failed 3 to 2 with Mayor Ash, Council Member Brishke, and Council Member Goodgame voting in opposition.

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

Finance Director VanZile presented the Fiscal Year 2019 Proposed Ad Valorem Millage Rate presentation covering the purpose, Ad Valorem Millage Rate, Amendment Number 1, General Fund Projections, and staff recommendation. Amendment Number 1 will be on the ballot in November and would impact the City in Fiscal Year 2020 by providing a third \$25,000 homestead exemption for properties with a taxable value of at least \$100,000. Staff recommends Council to approve the Fiscal Year 2019 Proposed Ad Valorem Millage Rate of 4.2061. The proposed rate represents an increase of 6.5429 percent over the rolled back rate of 3.9478.

Mayor Ash opened the Public Hearing.

Dr. Robert Olsen, 1290 Diane Place, requested clarification of the millage rate being advertised as an increase. Finance Director Van Zile replied the 6% increase given is based on the roll back rate and not the current millage rate.

Mayor Ash closed the Public Hearing.

Council Member Bates moved to approve the proposed Ad Valorem Millage Rate; seconded by Council Member Travis. This motion passed with all members present voting aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
July 24, 2018

ADJOURN: With no further comments, this meeting adjourned at 9:53 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

**AGENDA ITEM**

Meeting Date	
Tuesday, August 14, 2018	
Agenda Item Name	
Surplus Request	
Requested Action	
Recommend to approve and declare end of life inventory as surplus from Environmental Services, Purchasing, Information Technology, Parks & Recreation, Public Works and Fire Departments and dispose of in accordance with the Purchasing Policy.	
Staff Report	
The Purchasing Department, on behalf of the Environmental Services, Information Technology, Public Works and Fire Department, recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Environmental Services Department Qty: Property Description (400) Broken trash cans (1) 2008 Ford F-150 4x4 Truck #1118, 84,114 miles (1) 2006 Ford F-150 Truck #4250, 78,666 miles (1) 2004 Ford F-250 4x4 Truck #5217, 56,031 miles (1) 2007 Ford F-150 Truck #5241, 104,627 miles (1) 2007 Ford F-150 Truck #5242, 130,526 miles (1) 2007 Ford Ranger Truck #5245, 135,000 miles (1) 2008 Ford F-250 Truck #5250, 95,597 miles (1) 2006 Vac Tron Hydro Excavator #5376, 1,376 hours (1) 1992 Harbin Water Jetter #5374, 1,094 hours Purchasing Department Qty: Property Description (1) Plantronic Savi 740 Wireless Headset for phone communication Parks & Recreation Department Qty: Property Description (1) 2014 NEC NP-M282X Projector Public Works Department Qty: Property Description (1) 2001 Holland Backhoe Tractor, 5,222 hours, Vehicle #5363 (1) 2004 Ford F150 2x4 Truck, 64,689 miles, Vehicle #4237 (1) 2004 Ford F150 2x4 Truck, 71,122 miles, Vehicle #4229	

- (3) Roll-Up Garage Doors (10' x 12'), (40" x 80"), (46" x 36")
- (1) 2004 Chevy Impala #1104, 88,000 miles

Fire Department

Qty: Property Description

- (2) Guest Chairs, Blue Leather
- (1) Executive Desk and Return
- (1) High Back Leather Chair

Information Technology Department

Qty: Property Description

- (1) Desk chair
- (8) Dell laptop computers of various models
- (22) Dell desktop computers of various models
- (2) CRT Monitors Viewsonic Q71
- (1) Dell PowerEdge 2800 network server
- (1) Gateway desktop computer
- (1) NEC 17" flat panel monitor
- (3) Viewsonic 17" flat panel monitor
- (1) Samsung 19" flat panel monitor
- (1) Dell 19" flat panel monitor
- (4) iPads broken/nonfunctional
- (4) Printers of various models
- (1) Dell PowerConnet 2624 network hub
- (1) Proxima DP9290 big screen projector
- (3) APC network UPS battery
- (24) Dell Corded Computer Keyboards
- (14) Dell Corded Optical Mouse

Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.

Additional Analysis

Fiscal Impact Summary

Surplus property is anticipated to be sold for approximately \$2,000.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Purchasing Department - Surplus Request	Purchasing Department - Surplus Request.pdf
2.	Environmental Services Department - Surplus Request	Environmental Services Department - Surplus Request.pdf
3.	Information Technology - Surplus Request	Information Technology - Surplus Request.pdf
4.	Parks & Recreation - Surplus Request	Parks & Recreation - Surplus Request.pdf
5.	Fire Department - Surplus Request	Fire Department - Surplus Request.pdf

6. Public Works Department - Surplus Request

Public Works Department - Surplus Request.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: PURCHASING Property Tag #:
Contact Person: Freddy Suarez Phone: 352-241-7352
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Plantronics Savi 740 Wireless Headset for Phone Comm.

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

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

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

Director Signature: Freddy Suarez

Date: 6-25-18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: Sanitation Property Tag #: none
Contact Person: Brian Camp Phone: 352-267-2558
Year / Make / Model: Otto 95/65 gal. trash carts Vehicle No. none
Miles / Hours: none Serial / VIN: none
Description of Property 400 broken trash carts

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:** _____

Director Signature: Dennis Westrick *DW 7/2/2018* Date: Jun 26, 2018

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

Date Approved by City Council: _____ Agenda Item: _____
Method of Disposal: _____ Date Disposed: _____
Purchasing Director: _____ Date: _____
Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./SEWER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2008 Ford F150 4x4 Vehicle No. 1118
Miles / Hours: 84,114 Serial / VIN: 1FTRF14W38KB29828
Description of Property Ford F150 truck

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:**

Director Signature: 

Date: 8/1/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / STORMWATER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2006 Ford F150 Vehicle No. 4250
Miles / Hours: 78,666 Serial / VIN: 1FTRF12206NA80728
Description of Property Ford F150 truck

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:**

Director Signature: 

Date: 8/1/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./SEWER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2004 Ford F250 4x4 Vehicle No. 5217
Miles / Hours: 56,031 Serial / VIN: 1FTNX21S04EC14301
Description of Property Ford F250 truck

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:**

Director Signature: 

Date: 8/1/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./WATER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2007 Ford F150 Vehicle No. 5242
Miles / Hours: 130,526 Serial / VIN: 1FTRF12237KC19611
Description of Property Ford F150 truck

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:**

Director Signature: 

Date: 8/1/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / SEWER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 1992 Harbin Vehicle No. 5374
Miles / Hours: 1,094 Serial / VIN:
Description of Property Jetter to clean lines

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **OTHER:**

Director Signature: J. Dennis West

Date: 8/1/2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Description: Dell Laptop Computer
Model: Latitude 5420
Serial #: J6VVL12
32RZ9T1
5VVK5S1

Description: Dell Laptop Computer
Model: Latitude 5430
Serial #: BXHWR1

~~Description: Dell Laptop Computer
Model: Latitude 5440
Serial #: BYKTD12
CXGLYZ1~~ (FS)

Description: Dell Laptop Computer
Model: Latitude E6510
Serial #: JMDRVM1

Description: Dell Laptop Computer
Model: Latitude D820
Serial #: 653BFC1

del 7/25/18

Untitled

Description: Dell Desktop Computer
Model: OptiPlex 780
Serial #: BH7LNM1
BH8KNM1
BH8JNM1
BH8LNM1

Description: Dell Desktop Computer
Model: OptiPlex 755
Serial #: 5503QC1
4QF17G1

Description: Dell Desktop Computer
Model: OptiPlex 740
Serial #: 5036BD1

Description: Dell Desktop Computer
Model: OptiPlex 745
Serial #: H349CD1
2T2HVC1
G549CD1
CK84CD1

Description: Dell Desktop Computer
Model: OptiPlex 760
Serial #: JDDBVK1
97RLYK1

Description: Dell Desktop Computer
Model: OptiPlex 3020
Serial #: DKCTC42

D.C.R. 7/25/18

Description: Dell Desktop Computer
Model: OptiPlex 3020
Serial #: BJ1J942
BJ2C942

D.C.D. 7/25/18



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Chuck Stinson Phone: 7373
Year / Make / Model: VG710b Vehicle No.
Miles / Hours: Serial / VIN: A2X0532A5329
Description of Property ViewSonic 17" Flat Panel Monitor

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: Donald C. [Signature]

Date: 7/25/18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Chuck Stinson Phone: 7373
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN: DMPTJKZBF18W
Description of Property IPAD 4

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

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

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

Director Signature: Donald C. [Signature]

Date: 7/25/18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Chuck Stinson Phone: 7373
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN: DMPJHCF8W
Description of Property i PAD

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Broken Beyond Repair

Director Signature: Donald C. De Date: 7/25/18

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

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:

Description: Dell Desktop Computer
Model: OptiPlex 745
Serial #: 5K84CD1

Description: Dell Desktop Computer
Model: OptiPlex 745
Serial #: 2K84CD1



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/CPAC Property Tag #:
Contact Person: Jonathan Pominville Phone: (352) 708-5902
Year / Make / Model: 2014 NEC NP-M282X Vehicle No.
Miles / Hours: Serial / VIN: 4500586EC
Description of Property projector - damaged/non-repairable

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

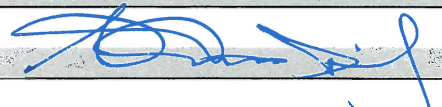
☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: 

Date: 7/16/14

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: None
Contact Person: Kathy Johnston Phone: 352 394 7662
Year / Make / Model: None Vehicle No. not a vehicle
Miles / Hours: Serial / VIN: none
Description of Property 2 blue leather guest chairs

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Please sell at surplus

Director Signature: 

Date: 7/18/18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: None
Contact Person: Kathy Johnston Phone: 352 394 7662
Year / Make / Model: None Vehicle No. not a vehicle
Miles / Hours: Serial / VIN: none
Description of Property Executive desk and return

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Please sell at surplus

Director Signature: Carol E. Bishop

Date: 7/18/18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: None
Contact Person: Kathy Johnston Phone: 352 394 7662
Year / Make / Model: None Vehicle No. not a vehicle
Miles / Hours: Serial / VIN: none
Description of Property 1 leather high back office chair

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Please sell at surplus

Director Signature:  Date: 7/18/18

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

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:



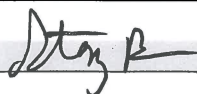
PROPERTY DISPOSAL FORM

Dept. / Division: PW / GROUNDS Property Tag #: N/A
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2001 NEW HOLLAND LB 75 B Vehicle No. 5363
Miles / Hours: 5222 HRS Serial / VIN: 31030977
Description of Property 2001 NEW HOLLAND BACKHOE TRACTOR

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** NEEDS A STARTER, HYDRAULIC HOSES NEED REPLACED, LEAKS,

Director Signature:  Date: 7-18-18

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

Date Approved by City Council: _____ Agenda Item: _____
Method of Disposal: _____ Date Disposed: _____
Purchasing Director: _____ Date: _____
Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: PW / GROUND Property Tag #: N/A
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2004 FORD F150 Vehicle No. 4237
Miles / Hours: 64,689 Serial / VIN: 2FTRF17W74CA65609
Description of Property 2X4 FORD F150 PICKUP / WHITE

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** REAR DIFFERENTIAL NEEDS REPLACED OR REBUILT

Director Signature: [Signature]

Date: 7-18-18

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



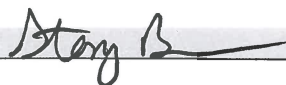
PROPERTY DISPOSAL FORM

Dept. / Division: PW / GROUND Property Tag #: N/A
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2004 FORD F150 Vehicle No. 4229
Miles / Hours: 71,122 Serial / VIN: 2FTRF17WX4CA38422
Description of Property 2004 FORD F150 2X4 LWB WHITE

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

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

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

Director Signature: 

Date: 7-18-18

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



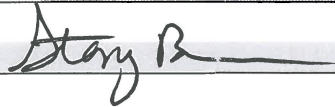
PROPERTY DISPOSAL FORM

Dept. / Division: PW / FACILITIES Property Tag #:
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: N/A Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: N/A
Description of Property 3 ROLL-UP GARAGE DOORS

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** 3 ROLL-UP GARAGE DOORS. (1 10' X 12") (1 40"X80") (1 46" X 36")

Director Signature: 

Date: 7-18-18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



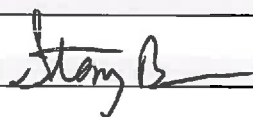
PROPERTY DISPOSAL FORM

Dept. / Division: CITY MANAGER Property Tag #: N/A
Contact Person: Tim Cayton Phone: 352-394-7177
Year / Make / Model: 2004 CHEVY IMPALA Vehicle No. 1104
Miles / Hours: 88,000 Serial / VIN: 2G1WF52E249257602
Description of Property 2004 Chevy Impala / Silver

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** THIS VEHICLE HAS A/C AND WIRING ISSUES. ALSO THE KBB VALUE IS BETWEEN \$1000 AND \$1300.00

Director Signature: 

Date: 8-7-18

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



RESPONSE TABULATION

RFB 18-024, CONSTRUCTION OF NEW KEHLOR RECREATION CENTER
DUE DATE/TIME: JULY 5, 2018 AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE	BID BOND	ADDN. 1	ADDN. 2	ADDN. 3	ADDN. 4	ADDN. 5	TOTAL PRICE
Bruce Unterbrink Construction, Inc. – Greenville, IL	Y	Y	Y	Y	Y	Y	\$484,288.00
Emmet Sapp Builders, Inc. – Wildwood, FL	Y	Y	Y	Y	Y	Y	\$533,000.00
Stellar Development, Inc. – Sarasota, FL	Y	Y	Y	Y	Y	Y	\$547,573.00
S.A. Casey Construction, Inc. – Orlando, FL	Y	Y	Y	Y	Y	Y	\$563,453.32
Derelle, Inc. – Clermont, FL	Y	Y	Y	Y	Y	N	\$574,473.00
Boyer Building Corp. – Orlando, FL	Y	Y	Y	Y	Y	Y	\$618,000.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 14, 2018			
Agenda Item Name			
Bid Award			
Requested Action			
Recommend to approve contract between the City of Clermont and The A.D. Morgan Corporation to provide construction management services for the new Public Works facility.			
Staff Report			
The Purchasing Department and the Evaluation Committee recommend approval of the above action. The Purchasing Department issued a Request for Qualifications (RFQ) number 18-021 to acquire construction management services for the new Public Works facility. The RFQ was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were seven (7) responses to the RFQ. An evaluation committee composed of four (4) City staff members (three voting members and one non-voting member) reviewed, scored and ranked the responses to the RFQ. The A.D. Morgan Corporation was the top ranked firm selected for their qualifications, knowledge and experience of construction management services. The Purchasing Director entered into negotiations with the top ranked firm which resulted in reduction in price from \$218,785 to \$197,960 for a savings of \$20,825. The reduction in cost did not affect the level of service or scope of work. The services includes overseeing the construction of approximately 6,000 square feet one story Administration building to include rooms, kitchen and offices; an approximate 16,000 square feet single story Fleet Maintenance building to include maintenance bays and associated offices, utility and storage areas; an approximate 5,000 square feet single story Warehouse to include storage areas, associated offices and ancillary spaces. The estimated contract duration is sixteen (16) months. The award recommendation is being made to the most qualified respondent The A.D. Morgan Corporation who complied with all terms, conditions, and specifications stated in the RFQ.			
Additional Analysis			
Fiscal Impact Summary			
The estimated amount of this contract is \$197,960 and is included in the current year approved budget.			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	RFQ 18-021 Response Tabulation	RFQ 18-021 Response Tabulation.pdf	

2.	RFQ 18-021 Evaluation Summary	RFQ 18-021 Evaluation Summary.pdf
3.	RFQ 18-021 Ranking Order	RFQ 18-021 Ranking Order.pdf
4.	RFQ 18-021 Award Recommendation	RFQ 18-021 Award Recommendation.pdf
5.	ADM - City of Clermont - Public Works Facility - Proposal Revision 01	ADM - City of Clermont - Public Works Facility - Proposal Revision 01.pdf



RESPONSE TABULATION

RFQ 18-021, CONSTRUCTION MANAGEMENT SERVICES

DUE DATE/TIME: APRIL 12, 2018 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	ADDENDA 2	ADDENDA 3	1-ORIGINAL, 3- COPIES
Wharton-Smith, Inc. – Lake Monroe, FL	Y	Y	Y	Y
WELBRO Building Corporation – Maitland, FL	Y	Y	Y	Y
CORE Construction Services of Florida, LLC. – Orlando, FL	Y	Y	Y	Y
The A.D. Morgan Corporation – Lakeland, FL	Y	Y	Y	Y
Ajax Building Corporation – Lake Mary, FL	Y	Y	Y	Y
Envirostruct, LLC. – Clermont, FL	Y	Y	Y	Y
James B. Pirtle Construction Co. d/b/a Pirtle Construction Company – Orlando, FL	Y	Y	Y	Y

* Addenda 1, 2, and 3 were not mandatory submittals with RFQ response.



City of Clermont Evaluation Summary

RFQ No. 18-021 PROJECT TITLE: Construction Management Services

Meeting Location and Time:

at 10:00 A.M. 2nd Floor Conference Room

Evaluation Committee Members:

James Kinzler	Projects Director
Stoney Brunson	Public Works Director
Terry Dykehouse	City Engineer
Freddy Suarez	Purchasing Director (non-voting member)

	Points Received	Points Received	Points Received	Total Points
Wharton-Smith, Inc.	87	77	63	227
WELBRO Building Corp.	74	75	61	210
CORE Construction Serv.	73	67	73	213
The A.D. Morgan Corp.	79	82	58	219
Ajax Building Corporation	91	82	73	246
Envirostruct, LLC.	69	55	35	159
Pirtle Construction Co.	87	63	57	207

Notes:

The Evaluation Committee chose to shortlist the three companies who received the highest score for informal presentations. These highest score companies are Wharton-Smith, Inc., The A.D. Morgan Corporation, and Ajax Building Corporation. The Purchasing Director will contact these companies to schedule the presentations.



PURCHASING DEPARTMENT

June 18, 2018

RFQ 18-021, Construction Management Services

Based on the presentations from the three shortlisted firms, the Evaluation Committee ranked each firm in the following order.

Company Name	Ranking Order
The A.D. Morgan Corporation	1
Ajax Building Co.	2
Wharton-Smith, Inc.	3

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



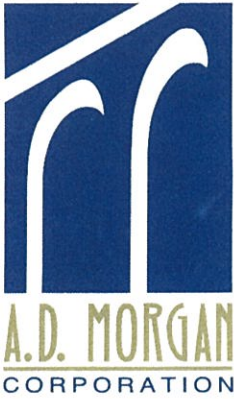
FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
JULY 25, 2018
RFQ 18-021 – CONSTRUCTION MANAGEMENT SERVICES

The Purchasing Director and the Evaluation Committee is recommending award to the number one ranked company, The A.D. Morgan Corporation.

Leaders In Providing
Construction Solutions



General Contractors
Construction Managers

OFFICES

TAMPA

Corporate Headquarters
716 N. Renellie Drive
Tampa, Florida 33609
PH: 813 • 832 • 3033
FAX: 813 • 831 • 9860

BRADENTON

2411-B Manatee Ave W.
Bradenton, Florida 34205
PH: 941 • 747 • 3001
FAX: 941 • 747 • 3015

LAKELAND

1953 Edgewood Dr.
Lakeland, Florida 33803
PH: 863 • 450 • 4840
FAX: 863 • 937 • 5408

www.admorgan.com

License # CGC044502

July 17, 2018

Freddy Suarez
Purchasing Director, City of Clermont
City of Clermont
685 West Montrose Street
Clermont, Florida 34711

RE: Proposal – Construction Management Services – City of Clermont – New Public Works Facility

Dear Mr. Suarez,

The A.D. Morgan Corporation is pleased to submit our proposal for Construction Management Services for the City of Clermont's New Public Works Facility.

Preconstruction – Phase I – Design (\$15,980) 2 Months Total Duration

The scope of services to be provided during the preconstruction phase include the following:

- Perform constructability review – Review progress drawings and specifications for clarity and constructability at conclusion of design development.
- Conduct four design meetings (4)
- Provide Milestone estimates – One (1) milestone estimate to be provided by A.D. Morgan at points designated by the owner.
- Track design changes and their impact on the project
- Assist with master schedule development – Detailed preconstruction and construction schedules

Competitive Bid and Award - Phase II (\$25,980) 2 Months Total Duration

The scope of services to be provided during the competitive bid and award phase include the following:

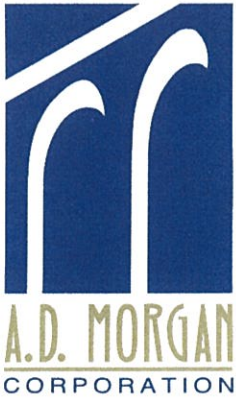
- Assist the City in the development of the general contractor RFQ package prior to solicitation
- Attend two pre-bid meetings
- Make recommendations to the city concerning acceptance or rejection of submittal
- Assist the City in ranking bids from qualified bidders
- Assist City in contract implementation
- Review and report on all addenda and their effect on the project

Construction and Close Out – Phase III (\$156,000) 12 Months Total Duration

The Construction Phase service fee structure is based on 20 hours per week of a Project Managers involvement. The services to be provided during the Construction and Close out phase include the following:

- Chair Preconstruction meeting
- List Direct Purchase items, track and coordinate Direct Purchase effort
- Review testing and inspection reports
- Review and evaluate requests for change proposals and make recommendations to the City
- Provide weekly field reports
- Review contract documents, plans and permits
- Provide monthly schedule reviews
- Conduct bi-weekly progress meetings and distribute meeting minutes
- Review testing requirements and identify to general contractor
- Review GC pay requests
- Make recommendations for payment

Leaders In Providing
Construction Solutions



General Contractors
Construction Managers

- Assist in project close out
- Assist the City in determining when the project is substantially complete
- Prepare a summary of the status of work not completed
- Maintain all reports and project documents on Procore and will be made available for the entire project team
- Compile O&M manual and project warranties
- Coordinate any required start up requirements
- Monitor evaluate and review the contractors work in accordance with approved construction documents
- Recommend inspection or testing of work not in accordance with contract documents as required
- Maintain all copies of the permits required by the project
- Collect as-built documentation
- Calculate final payment
- Make recommendation for retainage payment

Construction Phase:

Should the duration of the Public Works Facility project be extended beyond 12 months, the fee would be increased by \$13,000/month.

We look forward to building a long-lasting relationship with the City of Clermont and feel privileged to be given the opportunity to join with you to deliver a successful project as you develop your city.

Very Truly Yours,
THE A. D. MORGAN CORPORATION

John Kalaf | Vice President

A handwritten signature in blue ink, appearing to read 'John Kalaf', is written over the typed name.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 2018		
Agenda Item Name		
Event Request, Fee Variance, and Open Container Allowance		
Requested Action		
Recommend to approve the Sommer Sports 2019 season, open container allowance and waive all grounds fees associated.		
Staff Report		
Sommer Sports Race Series has been designated by the City Council as a Community Partner Event. Sommer Sports is requesting approval of their 2019 season which includes races on the following dates which will take place at Victory Pointe and Waterfront Park. March 14-16, 2019 March 28-30, 2019 May 11, 2019 June 1, 2019 July 13, 2019 August 10, 2019 September 7, 2019 October 17-20, 2019 October 26, 2019 December 21, 2019 (Downtown Clermont) Sommer Sports is also requesting that all park rental fees along with any fire/tent fees be waived which support the 2019 season. The total estimated amount of requested fee waivers is approximately \$43,069. In addition, the City has annually budgeted a \$15,000 grant for Sommer Sports. Sommer Sports is also requesting to allow an open container allowance during each of the race seasons which allow each participant one beverage per race. The organization has agreed to follow the City's open container policy.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Sommer Sports 2019 Season Applications	Sommer Sports 2019 Season Applications.pdf
2. Alcohol Request Forms	Alcohol Request Forms.pdf
3. Sommer Sports Sponsorship Request	Sommer Sports Sponsorship Request.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/19/2018
Name of Event 35th Florida Challenge Triathlon/ 36th Great Clermont Triathlon
Date(s) of Event 3/16/2019 Estimated Attendance: _____
Event Start Time: 7:30AM Event End Time: 2:00PM
Before Event Setup Time: 3/14- 8:00AM After Event Cleanup Time: 3/16- 2:00PM
Name of Organization/Applicant Sommer Sports/TriAmerica Foundation Inc.

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-394-1320

Briefly Describe Event: Initial setup for the event will be Thurs. March 14th, 2019 starting at 8AM

Packet pickup in the highlander bldg from 2pm-6pm on 3/15. Sat Morn 3/16 both events will

be taking place at the same time this year, not on separate dates. FCT will be having the

sprint and half distance. While GCT will still have the Olympic distance

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/18/2019
Name of Event Lake Minneola Half Marathon & 5K/ Run Along The Lakes 12K Lake Minneola
Date(s) of Event 3/28/2019-3/30/2019 Estimated Attendance: _____
Event Start Time: 5:30am Event End Time: 9:30pm
Before Event Setup Time: 3/28/2019 -8:00AM After Event Cleanup Time: 9:30pm
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-394-1320

Briefly Describe Event: Initial setup for the event will be Thurs. March 28th, 2019 starting at 8AM
Packet pickup in the highlander bldg from 4pm-7pm on 3/29. Sat Morn 3/30 is the LMHM & 5K
as well as the Run Along The Lakes 12K, in the evening will be Sunset Triathlon and 5K.
The morning event timeframe is 5:30am-11am. Evening event 5:00pm-9:30pm

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/13/2018
Name of Event Girlz on Fire Triathlon & 5K
Date(s) of Event May 11th, 2019 Estimated Attendance: 800
Event Start Time: 5:30am Event End Time: 12:00pm
Before Event Setup Time: 5/9/2019 - 8:00AM After Event Cleanup Time: 12:00pm
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557
Event Contact Fred Sommer Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-636-2942

Briefly Describe Event: Initial setup for the event will be on Thurs. May 9th, 2019 starting at 8am
Packet pickup in Highlander bldg from 4pm-7pm on 5/10. Saturday morning 5/11 is the
Girlz on Fire Triathlon & 5K. Athletes will be arriving at the venue Saturday morning by 5:30am.
Tear down will begin 5/11 at 10:30am.

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/13/2018
Name of Event 34th Annual Cool Sommer Mornings Triathlon/5K Series Race #1
Date(s) of Event June 1st, 2019 Estimated Attendance: 1200
Event Start Time: 7:15am Event End Time: 12:00pm
Before Event Setup Time: 5/30/2019 - 7:30AM After Event Cleanup Time: 6/1/19 12:00pm
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557

Event Contact Fred Sommer Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-636-2942

Briefly Describe Event: Initial setup for the event will be on Thurs. May 30th, 2019 starting at 7:30am
Packet pickup in Highlander bldg from 4pm-7pm on 5/31. Saturday morning 6/1 is the TRI/DU
Aquabike and 5K events. Athletes will be arriving at the venue Saturday morning by 5:30am.
Tear down will begin 6/1 at 11:00am.

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/13/2018
Name of Event 34th Annual Cool Sommer Mornings Triathlon/5K Series Race #2
Date(s) of Event July 13th, 2019 Estimated Attendance: 1200
Event Start Time: 7:15am Event End Time: 12:00pm
Before Event Setup Time: 7/11/2019 - 7:30AM After Event Cleanup Time: 7/13/19 12:00pm
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557

Event Contact Fred Sommer Email Fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-636-2942

Briefly Describe Event: Initial setup for the event will be on Thurs. July 11th, 2019 starting at 7:30am
Packet pickup in Highlander bldg from 4pm-7pm on 7/12. Saturday morning 7/13 is the TRI/DU
Aquabike and 5K events. Athletes will be arriving at the venue Saturday morning by 5:30am.
Tear down will begin 7/13 at 12:00PM.

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/13/2018
Name of Event 34th Annual Cool Sommer Mornings Triathlon/5K Series Race #3
Date(s) of Event August 10th, 2019 Estimated Attendance: 1200
Event Start Time: 7:15am Event End Time: 12:00pm
Before Event Setup Time: 8/8/2019 - 7:30AM After Event Cleanup Time: 8/10/19 12:00pm
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557
Event Contact Fred Sommer Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-636-2942

Briefly Describe Event: Initial setup for the event will be on Thurs. Aug 8th, 2019 starting at 7:30am
Packet pickup in Highlander bldg from 4pm-7pm on 8/9. Saturday morning 8/10 is the TRI/DU
Aquabike and 5K events. Athletes will be arriving at the venue Saturday morning by 5:30am.
Tear down will begin 8/10 at 12:00PM.

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/13/2018
Name of Event 34th Annual Cool Sommer Mornings Triathlon/5K Series Race #4
Date(s) of Event September 7th, 2019 Estimated Attendance: 1200
Event Start Time: 7:15am Event End Time: 12:00pm
Before Event Setup Time: 9/5/2019 - 7:30AM After Event Cleanup Time: 9/7/19 12:00pm
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557

Event Contact Fred Sommer Email Fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-636-2942

Briefly Describe Event: Initial setup for the event will be on Thurs. Sept 5th, 2019 starting at 7:30am

Packet pickup in Highlander bldg from 4pm-7pm on 9/6. Saturday morning 9/7 is the TRI/DU

Aquabike and 5K events. Athletes will be arriving at the venue Saturday morning by 5:30am.

Tear down will begin 9/7 at 12:00PM.

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/19/2018

Name of Event Great Floridian Triathlon

Date(s) of Event 10/17-20/2018 Estimated Attendance: _____

Event Start Time: 7:00 AM Event End Time: 2:00 AM

Before Event Setup Time: 10/16- 8:00 AM After Event Cleanup Time: 10/20- 2:00 PM

Name of Organization/Applicant Sommer Sports/TriAmerica Foundation Inc.

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-394-1320

Briefly Describe Event: Initial setup for the event will be on 10/16 at 8 AM. Packet pickup

and athlete check in will be on 10/17-18/19 at Victory Pointe. The event will begin

Saturday morning at 7am and the course will close at 2am on 10/20. Awards ceremony will

take place on 10/20 at Victory Pointe. Clean up will begin after the awards ceremony is over.

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Victory Pointe



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/13/2018
Name of Event Nightmare on the Clermont Trails 5K
Date(s) of Event October 26th, 2019 Estimated Attendance: 800
Event Start Time: 7:00PM Event End Time: 9:00PM
Before Event Setup Time: 10/26/2019 9:00AM After Event Cleanup Time: 10/26/2019 9:00PM
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557
Event Contact Fred Sommer Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-636-2942

Briefly Describe Event: 5K running event starting & finishing on the South Lake Trail in front of the Historic Village. Spook Zones will be set up along the trail & in the Lake Hiawatha Preserve for the enjoyment of the athletes.

Location of Event on City Property: ☐ A ☐ B ☐ C ☒ D ☐ Map 1 ☒ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: Trail from WFP to the Lake Hiawatha Preserve along with the Clermont Train Depot.



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/26/2018
Name of Event Santa's Twilight 5K
Date(s) of Event 12/21/2019 Estimated Attendance: 900
Event Start Time: 6:00 PM Event End Time: 9:00 PM
Before Event Setup Time: 12/21- 10:00 AM After Event Cleanup Time: 12/21- 9:00PM
Name of Organization/Applicant Sommer Sports/TriAmerica Foundation Inc.

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 36-4612557

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-394-1320

Briefly Describe Event: Christmas themed 5K running event through downtown Clermont. Packet pickup will be held in the field adjacent to City Hall from 3:00 PM- 6:45 PM. The start/finish line will be near W. Montrose St. and 7th Ave. Awards ceremony will begin around 7:30 PM.

Location of Event on City Property: ☐ A ☐ B ☐ C ☒ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____





CITY OF CLERMONT Alcohol Request Form

Today's Date 7/19/2018
Name of Event 35th Florida Challenge Triathlon/ 36th Great Clermont Triathlon
Date(s) of Event 3/16/2019 Location Victory Pointe
Event Start Time: 7:30AM Event End Time: 2:00PM
Name of Organization/Applicant Sommer Sports/TriAmerica Foundation Inc.
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.
Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion .

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event.

****A copy of the caterer's license and insurance must be submitted with your request form***

[Signature] I declare that all information herein is true and complete to the best of my knowledge.
I understand that approval of this request is NOT a grant of a liquor license.

7/19/2018

Applicant Signature

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/13/2018
Name of Event Lake Minneola Half Marathon & 5K/ Run Along The Lakes 12K/ ^{Lake Minneola} Sunset TRI & 5K
Date(s) of Event 3/30/2019 Location Victory Pointe
Event Start Time: 7:30AM Event End Time: 9:30 pm
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? ** still finalizing these details. Will send insurance and info when available

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

7/19/2018

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/13/2018
Name of Event Girlz on Fire Triathlon & 5K
Date(s) of Event 5/11/2019 Location Victory Pointe
Event Start Time: 7:00AM Event End Time: 12:00PM
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply):



Beer



Wine/Champagne



Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion

Outside event, attach diagram

Inside event, list rooms:

Who is your licensed beverage caterer*? ** still finalizing these details. Will send insurance and info when available

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

7/19/2018

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐

GRANTED ALCOHOL BEVERAGES. In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐

GRANTED ALCOHOL BEVERAGES AS AMENDED: _____

☐

DENIED for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/13/2018
Name of Event Cool Sommer Mornings Triathlon/5K Series Race #1
Date(s) of Event 6/1/2019 Location Victory Pointe
Event Start Time: 7:00AM Event End Time: 12:00PM
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply):



Beer



Wine/Champagne



Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion

Outside event, attach diagram

Inside event, list rooms:

Who is your licensed beverage caterer*? ** still finalizing these details. Will send insurance and info when available

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

7/19/2018

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/13/2018
Name of Event Cool Sommer Mornings Triathlon/5K Series Race #2
Date(s) of Event 7/13/19 Location Victory Pointe
Event Start Time: 7:00AM Event End Time: 12:00PM
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? ** still finalizing these details. Will send insurance and info when available

***A copy of the caterer's license and insurance must be submitted with your request form**

(I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

[Signature]
Applicant Signature

7/19/2018
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/13/2018
Name of Event Cool Sommer Mornings Triathlon/5K Series Race #3
Date(s) of Event 8/10/2019 Location Victory Pointe
Event Start Time: 7:00AM Event End Time: 12:00PM
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? ** still finalizing these details. Will send insurance and info when available

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

7/19/2018
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/13/2018
Name of Event Cool Sommer Mornings Triathlon/5K Series Race
Date(s) of Event 9/7/2019 Location Victory Pointe
Event Start Time: 7:00AM Event End Time: 12:00PM
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? ** still finalizing these details. Will send insurance and info when available

**A copy of the caterer's license and insurance must be submitted with your request form*

I declare that all information herein is true and complete to the best of my knowledge.
I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

7/19/2018
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

- ☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.
- ☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____
- ☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 7/26/2018
Name of Event Great Floridian Triathlon
Date(s) of Event 10/19/2019 Location Victory Pointe
Event Start Time: 10/19-7:00 AM Event End Time: 10/20-2:00 AM
Name of Organization/Applicant Sommer Sports/TriAmerica Foundation Inc.- Fred Sommer
Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Participants will receive a complimentary beer post-race.
Participants will receive a complimentary beer post-race.

What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other

What is your beverage containment area? Fenced in barricaded area near the finish line

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? Suncreek Brewery

****A copy of the caterer's license and insurance must be submitted with your request form***

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT Alcohol Request Form

Today's Date 6/13/2018
Name of Event Nightmare on the Clermont Trails 5K
Date(s) of Event 10/26/2019 Location Downtown Clermont
Event Start Time: 6:00PM Event End Time: 9:30PM
Name of Organization/Applicant TriAmerica Foundation Inc./Sommer Sports
Email Fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-394-1320
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Each participant over 21 will receive a complementary beer.

What do you plan on serving (check all that apply):



Beer



Wine/Champagne



Other

What is your beverage containment area? Fenced in barricaded area near the finish line and pavilion

Outside event, attach diagram

Inside event, list rooms:

Who is your licensed beverage caterer*? SunCreek Brewery will be supplying and disturbing the beer

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

7/19/2018

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711

July 31, 2018

City of Clermont
Darren Gray
City Manager
685 W. Montrose Street
Clermont, FL 34711

RE: Request to be placed on August 14, 2018 City Council Agenda

Dear Mr. Gray:

TriAmerica Foundation, Inc. and Sommer Sports, Inc. respectfully request to be placed on the agenda for the City Council Meeting scheduled for August 14, 2018. At that time we will seek approval for the following:

- 1) That the City Council approves the dates for the events listed in Appendix A.
- 2) That the facility and park rental fees be waived for the Sommer Sports managed events as outlined in Appendix A.
- 3) That fire/tent inspection fees will be waived for events listed in Appendix A
- 4) That the Clermont Police Department provides at no charge, a police liaison to work with Sommer Sports in scheduling officers to work at events as listed in Appendix A.
- 5) That the City of Clermont would provide sponsorship in the amount of \$15,000 to help cover the costs incurred by Sommer Sports of paying police officers to work events listed in Appendix A.

In return for the assistance and support as outlined above, the City of Clermont will be designated an official sponsor of all events listed in Appendix A. As an official sponsor, the City of Clermont will receive the sponsorship benefits outlined in Appendix B.

As we kick off our 36th year of Clermont Triathlons, we look forward to working with the City of Clermont to produce outstanding community events that attract local, national and international participation.

Sincerely,



Fred Sommer
President



APPENDIX A

2019 SOMMER SPORTS OWNED EVENT SCHEDULE

City of Clermont

March 16	35th Florida Challenge Triathlon/36th Great Clermont Triathlon Festival Long Course: 1.2 mile Swim – 56 mile Bike – 13.1 mile run Sprint Course: 440 yard Swim – 8 mile Bike – 3 mile Run Victory Pointe, Clermont, FL 7:15am Start Victory Pointe, Clermont, FL Intermediate Distance – 1.5K Swim - 40K Bike - 10K Run 7:30am Start
March 30	Run Around the Lake 12K (formerly Earth Day) & Lake Minneola Half Marathon & 5K/ Sunset Tri/Du/AB & 5k SommerFest Sports & Fitness Festival Victory Pointe, Clermont, FL 7:00am Start 6:00pm Start for Sunset Tri/DU/AB & 5K
May 11	Girlz on Fire Women's Triathlon Girlz on Fire Women's 5K Victory Pointe, Clermont, FL Sprint Course: .25 Swim – 8 mile Bike – 3.1 mile Run
June 1	34th Annual Cool Sommer Mornings Triathlon & 5K Series #1 Victory Pointe, Clermont, FL Sprint Course: 440 yard Swim – 10 mile Bike – 3 mile Run Cool Summer Mornings 5K
July 13	34th Annual Cool Sommer Mornings Triathlon & 5K Series #2 Victory Pointe, Clermont, FL Sprint Course: 440 yard Swim – 10 mile Bike – 3 mile Run Cool Summer Mornings 5K
August 10	34th Annual Cool Sommer Mornings Triathlon & 5K Series #3 Victory Pointe, Clermont, FL Sprint Course: 440 yard Swim – 10 mile Bike – 3 mile Run Cool Summer Mornings 5K
September 7	34th Annual Cool Sommer Mornings Triathlon & 5K Series #4 Victory Pointe, Clermont, FL Sprint Course: 440 yard Swim – 10 mile Bike – 3 mile Run Cool Summer Mornings 5K
October 19**	Great Floridian Endurance Festival Victory Pointe, Clermont, FL

Great Floridian Triathlon XXVIII: 2.4 mile Swim – 112 mile Bike – 26.2 mile Run
7:30am Start

October 27 **Nightmare on the Clermont Trails 5K**
Downtown Clermont, FL
7:00pm Start

November 2-3** **USAT Multisport Championship Festival (Applied for 2019-2020)**
Victory Pointe, Clermont, FL

December 21 **Santa's Twilight 5K**
Downtown Clermont, FL
7:00pm Start

** All events/dates listed above are proposed and subject to change

** If awarded the USAT Multisport Championships for 2019-2020, the Great Floridian will not take place in October and will be moved to take place within the November 2-3 Multisport Festival.



* APPENDIX B *

As an **Official Sponsor of Sommer Sports 2019 Clermont Events**, the City of Clermont, Florida will be an integral part of each race including prominent inclusion in all marketing efforts and race promotion including, but not limited to;

- Recognized as Official Sponsor of all Sommer Sports Clermont events as outline in Exhibit A.
- City of Clermont's logo will appear on marketing materials and ad buys made by Sommer Sports for Clermont event advertising in 2019.
- Logo on selected official event banners and signage.
- Social media promotion via Facebook, Twitter, etc.
- Logo prominently displayed on the back of all participant and volunteer t-shirts.
- Complimentary 10X10 display space (booth or tent) within the Sponsor designated area for promotion at each event expo during each race.
- Logo on the Sommer Sports website along with a hot link to the City's website.
- Repeated P.A. announcements at each event recognizing the City of Clermont as an "Official Sponsor".
- Opportunity to place promotional materials in all athlete race packets.

As an **Official Sponsor of Sommer Sports Clermont Events**, the City of Clermont will receive;

- Five (5) complimentary entries into each of the events listed above. Additional entries available on request for promotional use.
- City of Clermont Employees and Family Members will receive a 10% discount on all 2016 Sommer Sports Clermont Events.

In addition to the above offerings, Sommer Sports agrees to the following;

- Loan available Sommer Sports owned equipment (i.e. barricades, tents, coolers, etc.) for use at City of Clermont owned events at no charge to the city.





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 2018		
Agenda Item Name		
Event and Open Container Request		
Requested Action		
Recommend approval of Pig On The Pond event request, fee waiver, signage, trail closure		
Staff Report		
This is a request from Pig On The Pond to the City of Clermont to approve the event on March 8, 9, and 10, 2019 at Waterfront Park. The City Council has designated Pig On The Pond to be a Community Partner Event. Pig on the Pond, Inc. has requested that open containers be permitted at Waterfront Park in the approved Beverage Area (see map for details). Pig on the Pond has agreed to hire the appropriate number of off duty Clermont Police Officers for the alcohol area as required by the Clermont Police Department. The organization is also requesting a section of the trail be closed as indicated on the map during the course of their event (March 8, 9, and 10, 2018). Detour signs will be put up for patrons wishing to use the trail during the closure time. The organization also requests fee waivers for the use of Waterfront Park from March 5 through March 11, as well as all permits be waived. Please see attached detail form outlining the tents. Waterfront Park Grounds Fees (March 5 through March 11, 2018) - \$8,700 Tent Permits - \$130 (approx. cost) Fireworks Permit - \$574 Fire Department Fees - \$4,500 Public Works Fees - \$6506.91 In addition to the fee waivers, the City has budgeted a \$19,000 grant for Pig On The Pond annually. The organization is also requesting to have signage placed by City staff on City property at the following locations 4' x4' Signage - Installed on Feb 11, 2019 Hwy 50 & Cut Road at the Clermont Water Tower		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Pig On the Pond 2019	Pig On the Pond 2019.pdf	
2. Alcohol Request 2019	Alcohol Request 2019.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date July 9, 2018
Name of Event Pig on the Pond
Date(s) of Event March 8-10, 2019 Estimated Attendance: 25,000
Event Start Time: March 8 - 5pm-10pm
March 9 - 10AM-10pm Event End Time: March 10, 6pm
March 10 - 11AM-6pm
Before Event Setup Time: March 4 - March 7 After Event Cleanup Time: March 11 8AM-5pm
6AM-8pm
Name of Organization/Applicant Project Scholars

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☒ Non-Profit ☐ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # 85-801295983 0C-4

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 54-2079731

Event Contact Cheryl Fisher Email info@pigonthepond.org

Day Phone 407-625-3818 Cell Phone 407-625-3818

Address P.O. Box 121543 City Clermont State FL Zip 34712

Secondary Contact Tom English Phone # 352-267-6780

Briefly Describe Event: Community event to raise funds for
Scholarships and education in South Lake County.

Location of Event on City Property: ☒ A ☒ B ☒ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____



July 10, 2018

Mr. Darren Gray
Clermont City Manager
P.O. Box 120219
Clermont, FL 34712

Dear Darren;

We greatly appreciate the generous cooperation of the City of Clermont in making Pig on the Pond a success. **Without your support, our event would not be possible.**

Project Scholars/Pig on the Pond, Inc. would like to request to be put on the City Council agenda to gain permission for the use of the Waterfront Park, along with the highlander hut and pavilion. We are also requesting permission to use the parking area formerly owned by Bell Ceramics and permission to close the trail for the 21st Annual Event scheduled for March 8th, 9th & 10th, 2019.

We would like the City to again provide us with Police Officers for the event and Clermont Fire Department to be on-site. In the past, the City has provided barricades for city streets, and public works employees to assist with set up and clean up along with garbage collection. Pig on the Pond would like to offer the City of Clermont a Presenting sponsorship packet for \$30,000 in trade of an in-kind sponsorship for all the fee being waived. Please see the attached benefits packet.

All proceeds from this event go to scholarships and educational programs benefiting residents in the South Lake County community.

Thank you for your assistance in this matter. If you have questions, please feel free to contact me 407-625-3818. Representatives of Project Scholars/Pig on the Pond, Inc. will be in attendance at the council meeting to answer any questions.

Sincerely,

Cheryl Fishel
Event Manager



21st Annual Pig on the Pond Partnership Package

Presenting Partner

As a Presenting Partner of Pig on the Pond the City of Clermont, along with News 13 will be provided with an extensive list of benefits designed to serve as a platform to achieve your marketing and communications objectives. An overview of the rights you can receive is outlined below and other promotional ideas can be developed for this list.

Extensive On-site Presence

Prime Booth Space for Exhibits or Sales - 30'x30' includes Tent, Tables and Chairs

Advertising - ALL ADVERTISING WILL LIST YOU AS PRESENTING PARTNER. YOUR LOGO WILL BE ON THE TOP AND LARGER THEN OTHER PARTNERS OF THE EVENT.

Logo on front cover of the event program – distribution 40,000

Logo on event commercial

½ page ad in the event program

Logo on all event ads

PO BOX 121543, CLERMONT, FL 34711 • FAX: 407-982-7218 •
WWW.PIGONTHEPOND.ORG
info@pigonthepond.org

A PROJECT SCHOLARS EVENT

Logo on home page - ww.pigonthepond.org. Link to your website

Signage

Logo on all event signs and banners

Primary Signage on the event pavilion and event sitting tents (Sponsor to supply a maximum 8' Banners)

Banner presence on event barricades

Event Tickets

80 Entry Tickets

20 Meal Tickets

20 Carnival Passes



July 9, 2018

Mr. David VanDever
Public Works
City of Clermont

Dear David,

This letter is in preparation for the items needed from the City for the 21st annual "Pig on the Pond" held at the Waterfront Park on March 8th, 9th and 10th, 2019

- Garbage Cans with can liners (please let me know how many you have available)
- Barricades for city streets (locations to be provided by 3/1)
- Unload Pig on the Pond shed (located on City property) on 3/6 at 8:30 AM
- Water lines need to be checked and repaired by 2/27
- Walkthrough on 2/27 at 11:00 AM
- Remove the cement poles at the end of 4th street
- Place no parking and tow away signs in the areas surrounding the park out to Osceola Street and East Ave.
- Provide a drum for the hot coals
- Unlock the power box for the carnival
- Unlock the cable wires to allow for driving on the grass
- Prune the trees on 2nd street in between Carroll St. and Orange Ave.
- Provide employees to collect the garbage on Friday, March 8th, 5 PM – 11 PM, Saturday, March 9th, from 10 AM – 11 PM and Sunday March 10th from 11 AM – 7 PM,
- Provide us with 10 orange cones
- Provide 2 bleachers for the pig racing event
- Provide a crew to assist with orange fencing
- Provide a crew to assist with teardown and clean up of the event.

I believe I have covered everything we need. Thanks again for all your help.

Cheryl Fishel
Event Manager
cc: Darren Gray



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 04/11

85-8012959830C-4	11/30/2013	11/30/2018	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

PIG ON THE POND INC
14146 VISTA DEL LAGO BLVD
CLERMONT FL 34711-9603

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 04/11

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions regarding your exemption certificate, please contact the Exemption Unit of Account Management at 800-352-3671. From the available options, select "Registration of Taxes," then "Registration Information," and finally "Exemption Certificates and Nonprofit Entities." The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/08/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Frazier Insurance Agency, Inc. P.O. Box 1250 Midlothian, VA 23113-1250	CONTACT NAME	Frazier Insurance Agency, Inc.	
		PHONE (A/C No Ext)	(804) 754-7610	FAX (A/C No)
		E-MAIL ADDRESS	ifrazier@frazierinsurance.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #	
		INSURER A	Aegis Security Insurance Company	33898
		INSURER B	Great American Alliance Insurance Co.	16691
		INSURER C		
		INSURER D		
		INSURER E		
		INSURER F		

INSURED
Sports and Special Event Risk Purchasing Group, Inc.

Project Scholars
PO Box 121543
Clermont, FL 34712

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

IS/IR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			Policy #FGLE-200-18 Cert#FFL-E-0007	02/28/2018	02/28/2019 12:01 AM	GENERAL AGGREGATE \$ 2,000,000.00
	☒ COMMERCIAL GENERAL LIABILITY						PRODUCTS - COMP/OP AGG \$ 2,000,000.00
	☐ CLAIMS-MADE ☒ OCCUR						PERSONAL & ADV INJURY \$ 1,000,000.00
							EACH OCCURRENCE \$ 1,000,000.00
							DAMAGE TO RENTED PREMISES \$ 300,000.00
							MED EXP (Any one person) \$ 5,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER						\$
	☒ POLICY ☐ PROJECT ☐ LOC						
A	AUTOMOBILE LIABILITY			Policy #FGLE-200-18 Cert#FFL-E-0007	02/28/2018	02/28/2019 12:01 AM	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000.00
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTO						PROPERTY DAMAGE (Per accident) \$
							\$
							\$
B	UMBRELLA/LIAB			XS1743646 Cert#4070	03/05/2018	02/28/2019 12:01 AM	EACH OCCURRENCE \$ 1,000,000.00
	☒ EXCESS LIAB						AGGREGATE \$ 1,000,000.00
	DED ☐ RETENTION \$						\$
A	Liquor Liability			Policy #FGLE-200-18 Cert#FFL-E-0007	02/28/2018	02/28/2019 12:01 AM	\$
							EACH OCCURRENCE \$ 1,000,000.00
							AGGREGATE \$ 2,000,000.00
							\$
							\$
							\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
POLICY DEDUCTIBLE \$0.00 PER EACH BODILY INJURY OR PROPERTY DAMAGE CLAIM

Certificate Holder is An Additional Insured, But Only As Respects The Operations Of The Named Insured.

CERTIFICATE HOLDER	CANCELLATION
City of Clermont 100 3rd Street Clermont, FL 34711	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS
	AUTHORIZED REPRESENTATIVE John W. Frazier



July 1, 2018

Mr. Darren Gray
Clermont City Manager
PO Box 120219
Clermont, FL 34712

Re: Pig on the Pond Signage Permits

Dear Darren,

The following are the locations and the dates for the Pig on the Pond event signs for the City of Clermont Permits.

February 11, 2019

Event Signs 4' X 4' Verbiage – Pig on the Pond – March 8th, 9th & 10th – Waterfront Park, Clermont –
www.pigonthepond.org with sponsor logos

- 1 NE Corner of Steve's Road and Citrus Tower
- 1 SE Corner of Steve's Road and Citrus Tower
- 1 Hwy 50 & Cut Road at Clermont Water Tower
- 2 Hwy 50 and 8th Street
- 1 Hwy 50 past 12th Street East – TBD
- 1 Hwy 50 past 12th Street West – TBD

March 7, 2019

Event Parking Signs	Hwy 27 – Park and Ride
4' x 8'	Corner of East and Pitt, Clermont Middle School
	2 - Hwy 27 north and south by the citrus tower

March 8 – 11, 2018

Event Signage	Starting from Hwy 50, Turnpike to Hwy 50 12 th Street, every ½ mile
Directional	1 mile north and South on Hwy 27 from the intersection of Hwy 50 and
18" x 24"	Hwy 27 - Shuttle signs in Downtown Clermont

All signs will be taken down on Monday, March 14, 2016 by 5:00 PM. Thank you for your assistance in this matter. I look forward to working with you on this community event. If you have questions, please feel free to contact me at (407) 625-3818.

Sincerely

Cheryl Fisher
Event Coordinator

Orange Trench
Ditch

LAKE MINNEOLA

COURT
SHELTER

PAVALION

BATH
HOUSE

PIER
BEACH

TRAIL PATH

ORANGE AVE

CEDAR ST

3rd ST.

CARROL ST.

4th ST.

5th ST.

PRIVATE
RESIDENTS

TRAIL PATH

PARKING

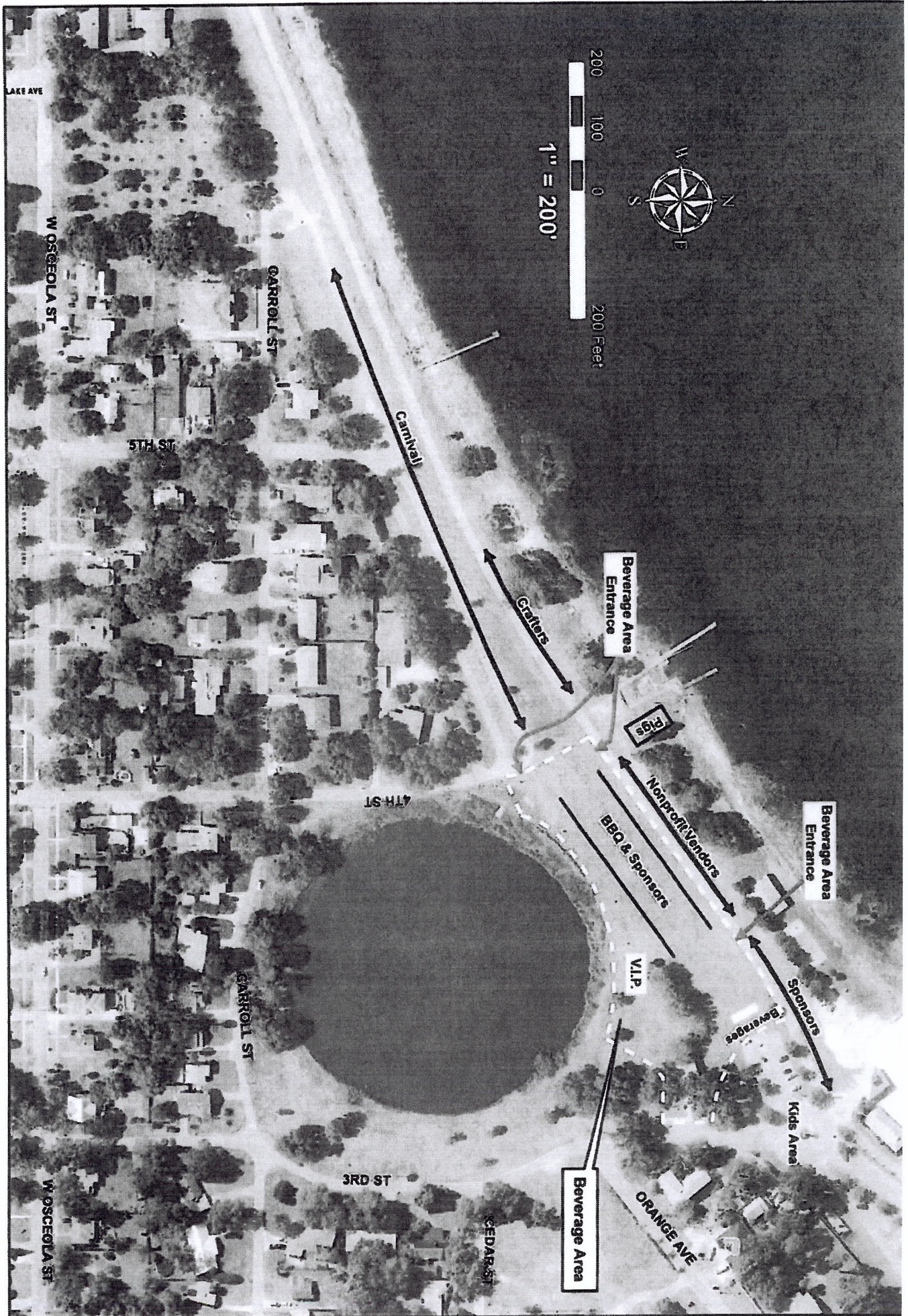
POND

PIG ON THE POND

VENUE MAP

SCALE: 100' GRID





Google Maps

Bus Route 1 & 2 Total Miles: 1.3 Est Time: 5 Minutes – Clermont Middle School - Bottom

Waterfront Park Entrance (Palm Street) off of East Avenue

Stop at the corner of Palm and Second Street “Bus Stop Sign”

Proceed on 2nd street to the second stop sign

Make a left onto Osceola Street and continue to the first stop sign

Make a left onto East Avenue

Make your first right onto Pitt Street

Make your first left into the track field at Clermont Middle School

Circle the track and pickup at the “Bus Stop Sign”

Leave the parking lot and make a right onto Pitt Street

Make a right at the first stop sign onto East Avenue

Enter the Waterfront Park and drop off at the Bus Drop (Palm St. & Second St.)

THIS ROUTE IS CONTINUOUS

Bus Route 3 Total Miles: 4.9 Est. Time 14 Minutes - Hwy 50 Park & Ride

Directions to follow

Exit Park & Ride on Hwy 27 North

Take Exit Hwy 50 West (.3 miles)

Take Hwy 50 West to 5th Street (1.5 miles)

Turn right on 5th Street to Osceola Street (.3 miles)

Turn left on Osceola and continue to 8th Street – Bus Drop Off (.2 miles)

Continue on Osceola – Turns into West Ave and continue to Hwy 50. (.5 miles)

Turn left on Hwy 50 to Hwy 27 South (1.6 miles)

Turn left on 27 South into the Park & Ride (.5 miles)

THIS ROUTE IS CONTINUOUS

Bus Route 4 & 5 (please stagger the busses so one is dropping off and one is picking up)

– Hwy 27

Waterfront Park Entrance (Palm Street) off of East Avenue

Stop at the corner of Palm and Second Street “Bus Stop Sign”

Make a left on 2nd street to the second stop sign

Make a left onto Osceola Street to the first stop sign

Make a left onto East Avenue

Go to Grand Highway and make a right onto Grand Highway

Go to the Stoplight and crossover Hwy 27 to Citrus Tower Blvd.

On Citrus Tower Blvd make a right at the 1st stoplight onto Grand Highway

GO ¼ mile to Hunt Street and make a right onto Hunt Street (Citrus Tower Professional Center)

Stop on the road at the Shuttle drop off/pick up sign

Pick-up and drop off at this location

Continue on Hunt Street to Hwy 27

Make a right onto Hwy 27 and continue to the 1st stoplight

Make a left at the stoplight onto Grand Hwy

Continue on Grand Hwy to the 1st stop sign

Continue through the 1st stop sign

Enter the Waterfront Park and drop off at the Bus Drop (Palm St. & Second St.)

THIS ROUTE IS CONTINUOUS

FRI 3/9/18	hours	total hours
Bus Route 1	5:15 PM-10:30 PM	5.25 Clermont Middle School Bottom
Bus Route 2	5:15 PM-10:30 PM	5.25 Clermont Middle School Bottom
Bus Route 3	5:15 PM-10:30 PM	5.25 Park and Ride Hwy 50
Bus Route 4	5:15 PM-10:30 PM	5.25 Hwy 27
Bus Route 5	5:15 PM-10:30 PM	5.25 Hwy 27
Total		26.25

SAT 3/10/18		
Bus Route 1	9:30 AM-10:30 PM	13 Clermont Middle School Bottom
Bus Route 2	9:30 AM-10:30 PM	13 Clermont Middle School Bottom
Bus Route 3	9:30 AM-10:30 PM	13 Park and Ride Hwy 50
Bus Route 4	9:30 AM-10:30 PM	13 Hwy 27
Bus Route 5	9:30 AM-10:30 PM	13 Hwy 27
Total		65

SUN 3/11/18		
Bus Route 1	10:30AM - 6:30 PM	8 Clermont Middle School Bottom
Bus Route 2	10:30AM - 6:30 PM	8 Clermont Middle School Bottom
Bus Route 3	10:30AM - 6:30 PM	8 Park and Ride Hwy 50
Bus Route 4	10:30AM - 6:30 PM	8 Hwy 27
Bus Route 5	10:30AM - 6:30 PM	8 Hwy 27
		40

Total Hours 131.25

PIG ON THE POND MIDWAY EQUIPMENT

Pig on the Pond carnival is located at the Waterfront Park from the bottom of 4th Street to the end of Carrol Street

RIDES - Number of rides 15 to 17 requiring 32,000 to 35,000 square feet

GAMES - Number of games 5 to 8 requiring 2500 to 4000 square feet

FOODS - Number of foods 3 to 4 requiring 1500 to 2000 square feet

GENERATORS & TICKET BOOTHS - Number of generators 3 to 4 requiring 1500 to 2000 square feet

Number of ticket booths 2 to 3 requiring 150 to 200 square feet

MIDWAY square footage total --- 37,650 to 43,200

SUPPORT EQUIPMENT - offices, supply trailers / trucks, staff vehicles / quarters, this area takes in the area along the fire lane and next to the retention pond, not including the support equipment staged at the public works department

SUPPORT EQUIPMENT square footage --- 10,000

TOTAL EVENT square footage --- 47,650 to 53,200

PIG ON THE POND

1. FUEL STORAGE/DISPENSING AREA – Pig on the Pond contracts with Boykin Construction to bring in diesel fuel each morning before the event. The only fuel we have on-site are 3- 5 gallon containers of gas for golf carts. They are located next the the Highlander Hut.
2. Location and Description of Banners or Signage - Each sponsor, vendor and nonprofit Booth will hang a banner – layout of booths submitted. The only other location on site that will have banners is the pavilion.
3. Location and Description of Attention Getting Devices – Some sponsors, vendor and nonprofit booths will distribute balloons. I will send a report as the date gets closer.
4. Pig on the Pond contracts with Green Swamp Systems to provide sound and lighting.



CITY OF CLERMONT Alcohol Request Form

Today's Date July 12, 2018
Name of Event Pig on the Pond
Date(s) of Event March 8, 9, 10, 2019 Location Waterfront Park
Event Start Time: Fri 3/8 5:00pm Event End Time: Sunday 3/10 6pm
Name of Organization/Applicant Project Scholars
Email info@pigonthepond.org
Day Phone 407-625-3818 Cell Phone 407-625-3818
Address PO Box 121543 City Clermont ST FL Zip 34712
Briefly Describe Event Community event to raise funds for
Scholarships and Education in South Lake County
What do you plan on serving (check all that apply): ☒ Beer ☒ Wine/Champagne ☐ Other
What is your beverage containment area? See diagram
Outside event, attach diagram See diagram
Inside event, list rooms: -
Who is your licensed beverage caterer? Project Scholars

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Alfred Fisher
Applicant Signature

7/12/18
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ GRANTED ALCOHOL BEVERAGES. In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ GRANTED ALCOHOL BEVERAGES AS AMENDED: _____

☐ DENIED for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 2018		
Agenda Item Name		
Event and Open Container Request		
Requested Action		
Recommend to approve the South Lake Chamber of Commerce to have an open container area for their annual Taste of South Lake event at Waterfront Park on November 1, 2018.		
Staff Report		
The South Lake Chamber is requesting permission to serve beer and wine at their annual "Taste of South Lake" event on Thursday, November 1st from 5:00 PM - 8:30 PM at Waterfront Park. The organization will be pulling a temporary alcohol permit for the event. The organization has agreed to comply with all recommendations and staffing requirements for the event. Please see attached map.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Taste Of South Lake + Maps Taste Of South Lake + Maps.pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/26/2018

Name of Event Taste of South Lake and Business Expo

Date(s) of Event 11/1/2018 Estimated Attendance: 1200

Event Start Time: 5:00p.m. Event End Time: 8:30 p.m.

Before Event Setup Time: 9:30am 11/1 After Event Cleanup Time: 9:30pm 11/1 & 1/2 tents a.m.

Name of Organization/Applicant South Lake Chamber of Commerce

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☒ Non-Profit ☐ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # _____

Event Contact Amanda Wether Email amandan@southlakechamber.com

Day Phone 352-394-4191 Cell Phone 407-433-6048

Address 620 W. Montrose St City Clermont State FL Zip 34711

Secondary Contact David Colby Phone # 352-394-4191

Briefly Describe Event: Expo-style event that includes restaurant vendors
handing out samples of their specialty or signature dishes,
plus business vendor booths providing information about their
business. Attended by local /non-local residents of all ages

Location of Event on City Property: ☐ A ☒ B ☐ C ☐ D ☒ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

If Yes, State Alcoholic Beverage License REQUIRED for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 80' x 150' + 80' x 150'

**Tents larger than 900 sq. ft. will require an additional permit*

Electrical Use: ☒ Yes ☐ No Describe the need: Power for lights & vendor booth

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator ☐ Temporary Power Drop ☒ Property Power

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use: _____

If Yes, subject to permits as required by the Building/Fire Safety Division.

Fuel Source ☐ Propane ☐ Natural Gas ☐ Diesel Fuel ☐ Gasoline

Cooking Equipment Use: ☐ Yes ☒ No

If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☐ Fryers ☐ Propane Grill ☐ Charcoal Grill ☐ Concession Trailer ☐ Food Trucks

Insurance may be required by provider

Rides: ☐ Yes ☒ No

Ride Types: ☐ Mechanical ☐ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.

The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☐ Yes ☒ No

Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☐ Yes ☒ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.

Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☐ Yes ☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No

Describe: speakers and live band / DJ

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☐ Yes ☒ No

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

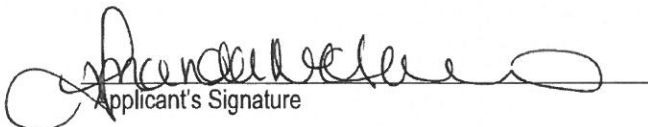
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

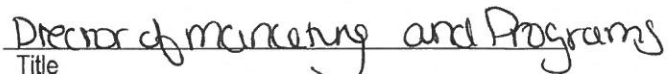
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, fireworks permit, attention getting device permits, business tax receipt, etc. The applicant agrees that no advertising for the event shall occur until this Special Event Permit has been approved. If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site condition or code violation as identified by the City staff will result in revocation of the permit and/or code enforcement fines.

Indemnification, Insurance and Additional Costs

The applicant and any other persons, organizations, firms or corporations on whose behalf the application is made agree that they will jointly and severally indemnify and hold the City harmless against liability, including court costs and attorney's fees, and attorney's fees on appeal, for any and all claims for damage to property, or injury to or death to persons, arising out of or resulting from the issuance of the permit or the conduct of the Special Event. The applicant may be required to provide insurance, as determined by the Risk Manager. In that case, the City shall be named as an Additional Insured. The applicant also agrees to reimburse the City for all costs due to damage, or use of City resources that are unanticipated but required to support this event.


Applicant's Signature

Amanda Wehren
Printed Name


Title

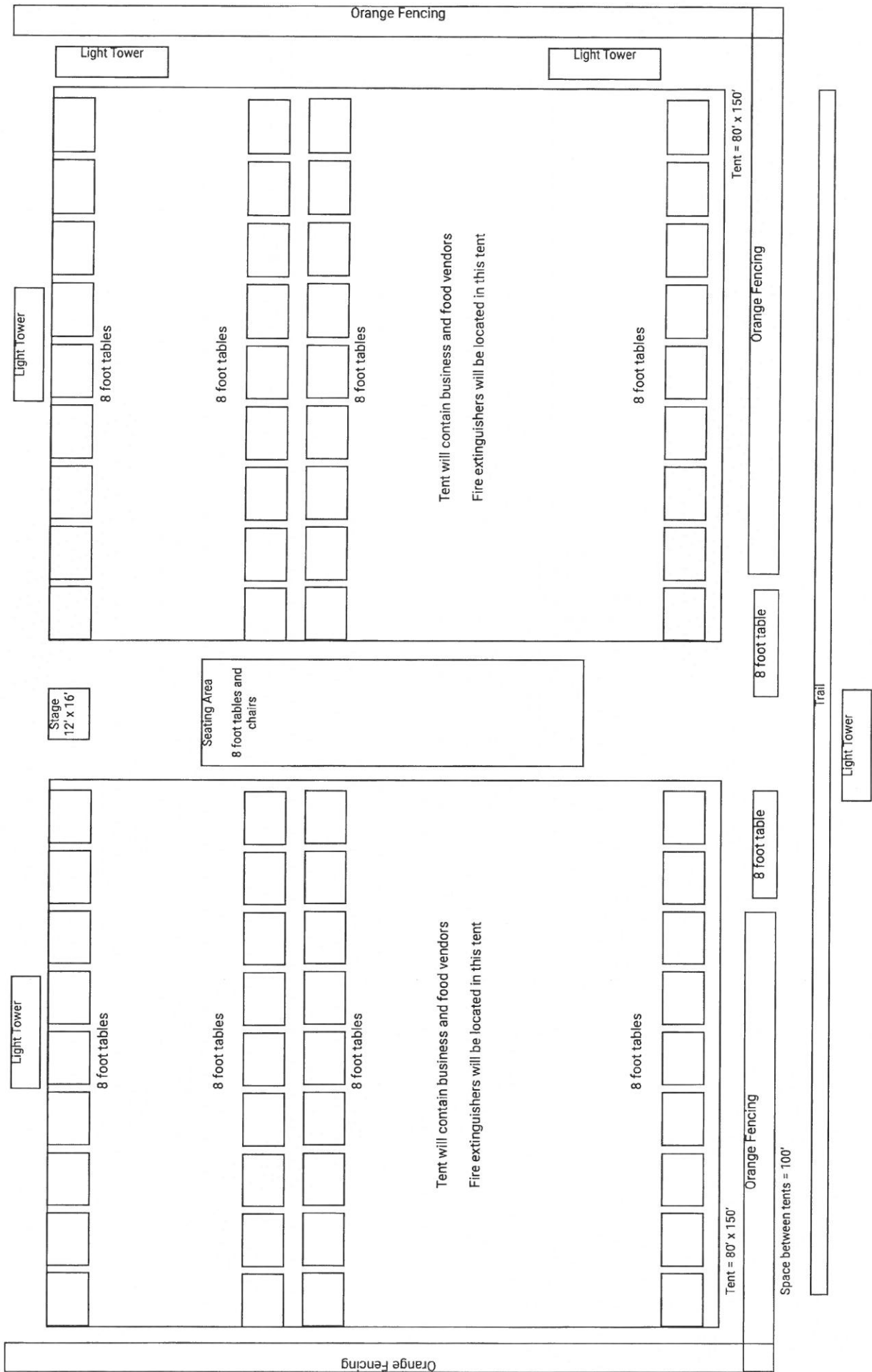
6/26/18
Date

*****FOR CITY DEPARTMENT REVIEW ONLY*****

Department / Division Routing:

- | | | |
|----------------------|----------------------------------|----------------------------|
| a) Police Department | b) Development Services Dept. | c) Public Works Department |
| d) Fire Department | e) Parks & Recreation Department | |

Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.



Bell Ceramic Lot





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 2018		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Consider Downtown Partnership request to have road closures for the First Friday Family Food Trucks and Music on Montrose event.		
Staff Report		
The Clermont Downtown Partnership (CDP) has requested road closures from 3:00 PM to 10:00 PM every first Friday of the month for the next twelve months beginning November 2018 for their "First Friday Family Food Trucks & Music On Montrose". The organization is requesting the following road closures: -Montrose Street from Lake Avenue to 8th Street -7th Street and entrance to parking lot in between Montrose Street and Minneola Avenue -7th Street and Desoto Street -Public parking lot next to South Lake Animal League on East side (14 parking spaces) Request is for the following dates: 11/2/18 12/7/18 01/4/19 02/1/19 03/1/19 04/5/19 05/3/19 06/7/19 07/5/19 08/2/19 09/6/19 10/4/19 11/1/19		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	2018-2019 First Friday Food Trucks	2018-2019 First Friday Food Trucks.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date

4/15/18

Name of Event

1st Friday Food Trucks

Date(s) of Event

EVERY 1st FRIDAY

Estimated Attendance:

1000+

Event Start Time:

5:30 PM

Event End Time:

9:00 PM

Before Event Setup Time:

5:00 PM

After Event Cleanup Time:

10:00 PM

Name of Organization/Applicant

Clermont Downtown Partnership

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization

☐

Resident

☐

Non Resident

☒

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☒ No If yes, provide Tax Exempt #

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License #

59-3749760

Event Contact

Sandy Farnsworth

Email

sandyfcdp@gmail.com

Day Phone

352-617-8788

Cell Phone

352-617-8788

Address

Po Box 120734

City

Clermont

State

FL

Zip

34712

Secondary Contact

Erika Shanoff

Phone #

908-670-2305

Briefly Describe Event:

Food Trucks 12-15, crafters, Band,
Kid zone (usually Rock wall and Bounce House)
occasionally cars (Vintage)

Location of Event on City Property:

☐

A

☐

B

☐

C

☐

D

☐

Map 1

☒

Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location:

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

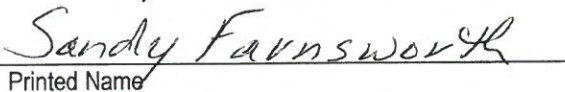
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, fireworks permit, attention getting device permits, business tax receipt, etc. The applicant agrees that no advertising for the event shall occur until this Special Event Permit has been approved. If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site condition or code violation as identified by the City staff will result in revocation of the permit and/or code enforcement fines.

Indemnification, Insurance and Additional Costs

The applicant and any other persons, organizations, firms or corporations on whose behalf the application is made agree that they will jointly and severally indemnify and hold the City harmless against liability, including court costs and attorney's fees, and attorney's fees on appeal, for any and all claims for damage to property, or injury to or death to persons, arising out of or resulting from the issuance of the permit or the conduct of the Special Event. The applicant may be required to provide insurance, as determined by the Risk Manager. In that case, the City shall be named as an Additional Insured. The applicant also agrees to reimburse the City for all costs due to damage, or use of City resources that are unanticipated but required to support this event.


Applicant's Signature


Title


Printed Name


Date

*****FOR CITY DEPARTMENT REVIEW ONLY*****

Department / Division Routing:

a) Police Department

b) Development Services Dept.

c) Public Works Department

d) Fire Department

e) Parks & Recreation Department

Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.

DOWNTOWN CLERMONT



MAP 2



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 2018		
Agenda Item Name		
Event and Open Container Request		
Requested Action		
Recommend to approve Celebration of Heroes to have open container for their "Celebration of Heroes" event on October 27, 2018 at Waterfront Park		
Staff Report		
Celebration of Heroes is requesting to have a designated open container area at Waterfront Park on October 27, 2018 from 12:00 PM to 5:00 PM for their "Celebration of Heroes" event. The organization's open container area consists of a fenced in area at Waterfront Park on the East side of the band shell. Please see attached map for specific location. The organization will be using Bourbon & Bubbles (DBA Lake Catherine Farms) as their licensed caterer. They have agreed to the proper number of police, medical, and staff as directed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Celebration of Heroes Application	Celebration of Heroes Application.pdf	



RT

cust 16376
invoice 3908

APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/21/17
Name of Event Celebration of Heroes
Date(s) of Event March 3, 2018 Estimated Attendance: 500
Event Start Time: 12:00 AM Event End Time: 5:00
Before Event Setup Time: 10 AM After Event Cleanup Time: 6 PM
Name of Organization/Applicant Celebration of Heroes

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☒ Non-Profit ☐ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # 26053488002246

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 81-1025684

Event Contact Susan Sawndes Email celebratetheheroes@gmail.com

Day Phone _____ Cell Phone 321 229 9109

Address 10853 Arrowtree Blvd City Clermont State FL Zip 34715

Secondary Contact _____ Phone # _____

Briefly Describe Event: Celebrate & honor all first responders - Police - Ems - Fire fighters and military for all they do for the community with entertainment, activities, Food vendors, Raffles and more

Location of Event on City Property: ☒ A ☒ B ☒ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____



CITY OF CLERMONT Alcohol Request Form

Today's Date August 1, 2018
Name of Event Celebration of Heroes Inc
Date(s) of Event October 27th 2018 Location Waterfront Park
Event Start Time: 12 noon Event End Time: 5 pm
Name of Organization/Applicant Celebration of Heroes Inc
Email Celebratetheheroes@gmail.com
Day Phone 321-229-9109 Cell Phone 321-229-9109
Address 10853 Arrowtree Blvd City Clermont ST FL Zip 34715
Briefly Describe Event Event to honor ALL first responders - Police, Fire Fighters, EMS and Military
Event to honor ALL first responders - Police, Fire Fighters, EMS and Military
What do you plan on serving (check all that apply): ☒ Beer ☒ Wine/Champagne ☐ Other
What is your beverage containment area? East side of the bandshell
Outside event, attach diagram attached
Inside event, list rooms: N/A
Who is your licensed beverage caterer*? Lake Catherine Farms LLC / Bourbon & Bubbles

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Susan Saunders

Applicant Signature

08/01/18

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:

City of Clermont Parks & Recreation

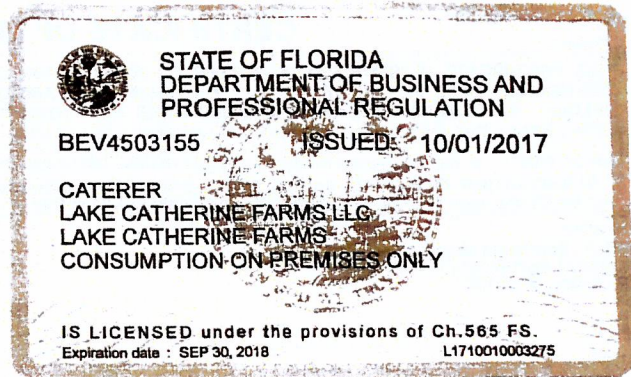
Attention: Special Event Request

3700 South Highway 27, Clermont, FL 34711

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbecue restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES
BEV4503155	13CT

The CATERER
Named below IS LICENSED
Under the provisions of Chapter 565 FS.
Expiration date: SEP 30, 2018
CONSUMPTION ON PREMISES ONLY

LAKE CATHERINE FARMS LLC
LAKE CATHERINE FARMS
5849 LAKE CATHERINE ROAD
GROVELAND FL 34736



ISSUED: 10/01/2017

DISPLAY AS REQUIRED BY LAW

SEQ # L1710010003275

SAUNDERS → email list of LAW enforcement



MAP 1 Council meeting Oct. 10

- Print larger map
- alcohol → needs to go to council (possible beer garden)
- live music
- get with officer Kruse about not being nitpicky about layout unless major change
- need wristband for alcohol serving
- 3 police ~~officers~~ officers → Need to pay for
- public works how many staff? 1 like last year
- next meeting Feb. 3rd Thurs.

Celebration
of Heroes

See Gate!



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 2018		
Agenda Item Name		
Utility Easement		
Requested Action		
Recommend to approve granting a utility easement located at 752 W. Montrose St. for developer to install private utility lines.		
Staff Report		
The City of Clermont is requesting to grant an easement located at 752 W. Montrose St. for the purpose of installation of private utility lines. This easement will be granted to VP Skytop Enterprises, LLC.		
Additional Analysis		
Fiscal Impact Summary		
Granting an easement for private utilities in the amount of \$10.00 from owner.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Utility Easement clean City as Grantor clean.pdf		

PUBLIC UTILITY EASEMENT

THIS EASEMENT made _____, 201____,

between _____,
whose interest is fee simple or if other than fee simple is:

(if none other, write none)

For recording use only

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

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 private traditionally made of a UTILITY EASEMENT, for the right of ingress and egress to construct, maintain, repair and replace two (2) three quarter inch (3/4") potable water services 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. _____ Acres _____

Further, GRANTEE acknowledges and agrees that in the event GRANTOR requires the relocation of potable water services installed by GRANTEE pursuant to this easement for any reason, GRANTOR shall provide GRANTEE with an alternative easement for the above-stated purposes and in a location as approved by GRANTOR. The relocation shall be at the sole expense of GRANTEE and completed by GRANTEE within sixty (60) days of notification from GRANTOR. In the event GRANTEE fails to timely complete said relocation, GRANTOR as the water utility provider shall have the right to discontinue the use of the water line.

In further consideration of the rights granted herein and specific recognition of GRANTEE's benefit of using public property for a private water line connection, GRANTEE, on behalf of itself, its heirs, transfers, assigns and subcontractors agrees, without limitation, to indemnify and hold harmless GRANTOR for any demands, claims, causes of action, or suits of any kind, whether actual or threatened and for any and all damages, including attorney fees, at all levels including appeal, resulting from said demands, claims, causes of action or suits and indirectly or directly related to the construction, maintenance and use of the easement area by GRANTEE.

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:

By: _____
(Grantor's Name)

(Print Name)

Print Name/Title: _____

Address: _____

(Print Name) _____

(CORPORATE SEAL)

(Print Name) _____

(Print Name) _____

Attest: _____

Print Name/Title: _____

Address: _____

ACKNOWLEDGEMENT ON PAGE 2

For recording use only

STATE OF FLORIDA

COUNTY OF LAKE

On _____, 20_____, the foregoing instrument was acknowledged before me by _____, and _____ and who are personally known to me or who have produced _____ and _____ as identification and who (did) (did not) take an oath.

Notary Public (Signature)

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 14, 2018			
Agenda Item Name			
Resolution No. 2018-32R			
Requested Action			
Recommend approval of Resolution No. 2018-32R which authorizes an application to the Florida Division of Cultural Affairs for a grant of \$500,000 and a matching amount of \$1,000,000 for the Meet Us In the Middle Project.			
Staff Report			
In 2015, the Clermont City Council approved a master plan that will serve as the blueprint for the city—especially the downtown waterfront district—for the next 5, 10 and 20 years. The next phase of the Master Plan is the Downtown Waterfront District which strikes at the heart of our master plan mission - The revitalization of Downtown. This area includes Montrose St, Minneola St and Osceola St. between West Ave and Lake Ave. The proposed improvements will consist of Streetscape, Landscaping, bathrooms, lighting, upgrades for event lighting and music, banners and beautification. A focal point will be created at City Hall Park to anchor downtown visitors, creating a destination and meeting point in the heart of downtown Clermont. In addition, we envision creating a refurbished park at the 8th Street Pier named “Meet us in the Middle” Plaza. This plaza will be the demarcation and celebration of the half waypoint of the Coast-to-Coast Trail. We plan to construct this project in 3 phases to allow for continued business operations and traffic flow in Downtown. Resolution No. 2018-32R actually replaces Resolution No. 2018-19R which was approved by the City Council on May 22, 2018. Resolution No. 2018-19R incorrectly indicated the city's matching amount to be \$500,000. The correct matching amount for this grant is \$1,000,000. Funding of the required matching amount may be in the form of eligible expenditures or cash to be available by July 1, 2019. Other grants, legislative funding and inside resources will be used for this necessary matching amount as well.			
Additional Analysis			
Fiscal Impact Summary			
The matching amount is included in the FY 2019 Proposed Budget.			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	2018-32R Meet Us In The Middle Grant	2018-32R Meet Us In The Middle Grant.doc	



CITY OF CLERMONT
RESOLUTION NO. 2018-32R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FLORIDA DIVISION OF CULTURAL AFFAIRS CULTURAL FACILITIES PROGRAM REQUESTING \$500,000 FOR THE MEET US IN THE MIDDLE PROJECT AND FURTHER AUTHORIZING AN AMOUNT OF \$1,000,000 AS THE CITY'S REQUIRED MATCHING FUNDS.

WHEREAS, the City of Clermont has the opportunity to apply for funding in the amount of \$500,000 the Meet Us In The Middle Project, stipulation of a 2 to 1 matching funds; and

WHEREAS, funding in the amount of \$1,000,000, necessary for the required match can be partially in the form of cash and expenditures relating to the Meet Us In The Middle Project.

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

SECTION 1.

The above recitals are hereby adopted.

SECTION 2.

That the City Council hereby authorizes the use of \$1,000,000 in eligible expenditures or cash to be available by July 1, 2019 for required matching funds for a grant application to the Florida Division of Cultural Affairs in the quest for funding for the project.

SECTION 3.

This Resolution shall be effective upon adoption.



CITY OF CLERMONT
RESOLUTION NO. 2018-32R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 14th day of August, 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

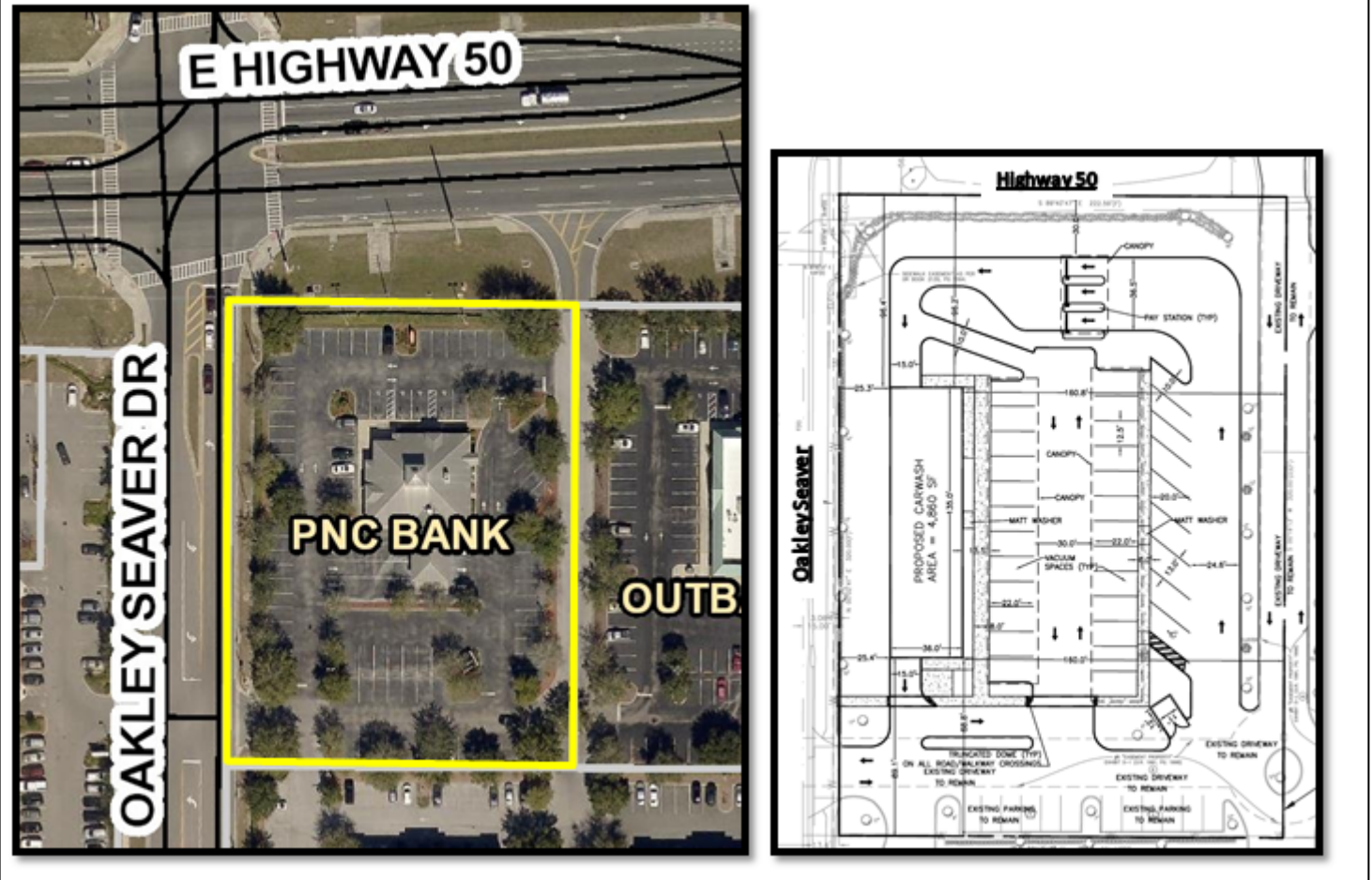
Meeting Date		
Tuesday, August 14, 2018		
Agenda Item Name		
Minnehaha Traffic Concerns		
Requested Action		
Recommend to approve staff and community recommendations for traffic concerns on Minnehaha Avenue between 5th Street and Bloxam Avenue.		
Staff Report		
In March of 2016, City staff held a special community meeting to discuss the traffic concerns on Minnehaha Avenue between 5th Street and Bloxam Avenue. On April 25 of 2017, City Council was presented with the ongoing traffic concerns. Numerous issues and resolutions were discussed and several have been implemented. Staff recommends installation of additional stop signs on 4th Street, East Avenue, Anderson Street and Bloxam Avenue combined with continued enforcement and data collection by Clermont Police.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

AGENDA ITEM

Meeting Date	
Tuesday, August 14, 2018	
Agenda Item Name	
Resolution No. 2018-14R <i>King's Car Wash CUP</i> <i>Withdrawn</i>	
Requested Action	
Recommend denial of a request for a conditional use permit for a carwash at the subject site.	
Staff Report	

The applicant has withdrawn this item.

This case was tabled from the June 12, 2018 City Council Meeting. The applicant, Aspire Engineering, Inc., is requesting a conditional use permit for an automotive carwash facility in the C-2 General Commercial district. Section 122-224 of the Land Development Code permits this type of use only through a conditional use permit. The property is located at the southeast corner of SR 50 and Oakley Seaver Drive. The property is approximately 1.63 acres in size and is the former PNC Bank site. The existing bank building will be demolished if the carwash is approved, and the site will be redeveloped.



The applicant is proposing a 4,860 square foot express tunnel carwash building with self-service outdoor vacuum spaces. The applicant has indicated that the noise producing vacuum equipment will be placed inside of the building to reduce noise outside. Overhead canopies will be installed over the twenty-five (25) vacuum spaces and the pay stations. The project will access from the current access points on SR 50 and Oakley Seaver Drive. The hours of operation will be 7 AM to 7 PM, seven days a week. The applicant has not identified any variance requests and will redevelop the site to meet the City's Architectural Standards and Land Development Code.

Staff has reviewed the application in accordance with the Land Development Code and has reviewed the existing carwash facilities within the City. Staff has identified the nearest carwash is located at the next traffic light, approximately ¼ mile to the west, the Mister Carwash facility. Other carwash facilities are also located throughout the SR 50 corridor. The levels of service range from the small basic carwash facility as an accessory use with a convenience/gas station to a larger, more comprehensive facility on an outparcel. These numbers do not include the carwash services offered by the automotive dealerships that are located along SR 50 as well.

When evaluating a request for a conditional use permit, Section 86-144 of the Land Development Code requires specific development standards that need to be met. Staff has reviewed the proposed carwash facility with the standards and finds the proposed use does not meet the general criteria for granting the conditional use permit. The areas of concern from the proposed carwash facility are: 1) the intensity and character of the development is not compatible with the surrounding development and the proposed development is usually associated with excessive noise and having high traffic generations 2) the view and aesthetics does not appear to blend in and complement the existing development pattern in the area, and 3) the proposed landscaping does not offer adequate screening of certain aspects of the facility that would appear to be undesirable to the public. The proposed use may be considered undesirable at the particular location. Therefore, staff recommends denial of the request for a conditional use permit for a carwash facility in the C-2 General Commercial zoning district.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Withdrawal Letter 8-2-18	Withdrawal Letter 8-2-18.pdf	
2. CUP 2018-14R Kings Carwash	2018-14R CUP Kings Carwash.pdf	
3. Legal Ad Proof	Legal Ad Proof.pdf	

John E. Kruse

From: Aspire Engineering, Inc. <aspireeng@yahoo.com>
Sent: Thursday, August 02, 2018 12:12 PM
To: John E. Kruse
Cc: Ray Caito
Subject: Re: King's Carwash -Clermont --Resolution 2018-14R -Request for Continuance

John;

On request out client, we would like to withdraw the above application. Please let me know if you have any questions. Thanks

thanks John. have a good day!

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

On Wednesday, June 6, 2018 10:10 AM, John E. Kruse <jekruse@clermontfl.org> wrote:

Ravi,

Your request for continuance until August 7, 2018 was approved last night at the Planning and Zoning Commission.

John

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

John:

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

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

Please confirm the receipt of this email.

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

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



CITY OF CLERMONT
RESOLUTION NO. 2018-14R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CARWASH FACILITY IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held June 5, 2018, recommended approval of this Conditional Use Permit to allow for a carwash facility, at the following location:

LOCATION:

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

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

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

This application for a Conditional Use Permit to allow a carwash facility in the C-2 General Commercial zoning district; be granted subject to the following conditions:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans,



CITY OF CLERMONT
RESOLUTION NO. 2018-14R

obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.
12. Should the carwash cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.

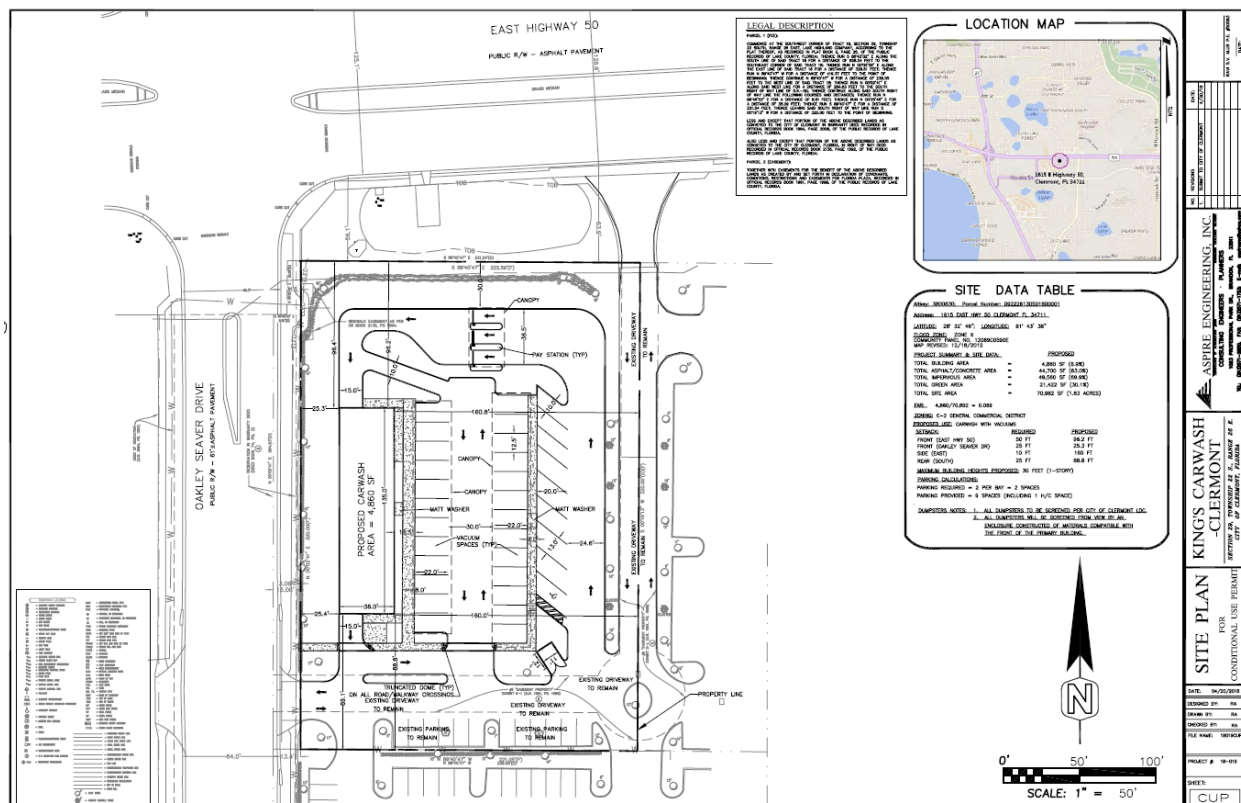
SECTION 2. Land Uses and Specific Conditions:

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

CITY OF CLERMONT
RESOLUTION NO. 2018-14R

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

Conceptual Site Plan:





CITY OF CLERMONT
RESOLUTION NO. 2018-14R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 14th day of August, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Daily Commercial

Advertising Receipt

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

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

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

Ad Classification: LEGAL NOTICES

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

LEGAL NOTICE

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

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

LOCATION

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

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

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

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

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$167.68
Tax	\$0.00
Sub Total	\$167.68
Prepaid Amount	\$0.00
Balance Due	\$167.68



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 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.	CUP RES 2018-16R (Final)	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 14th day of August, 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

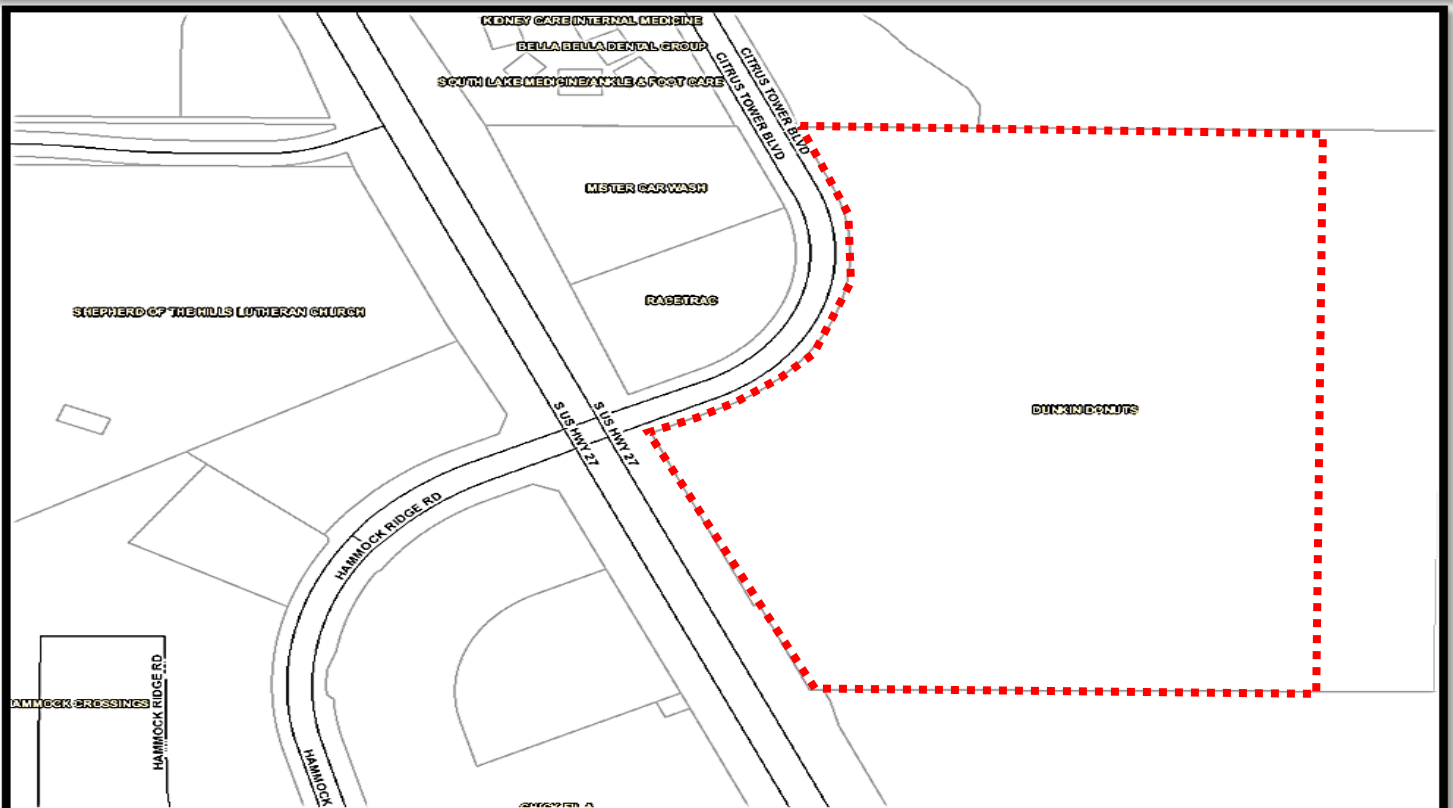
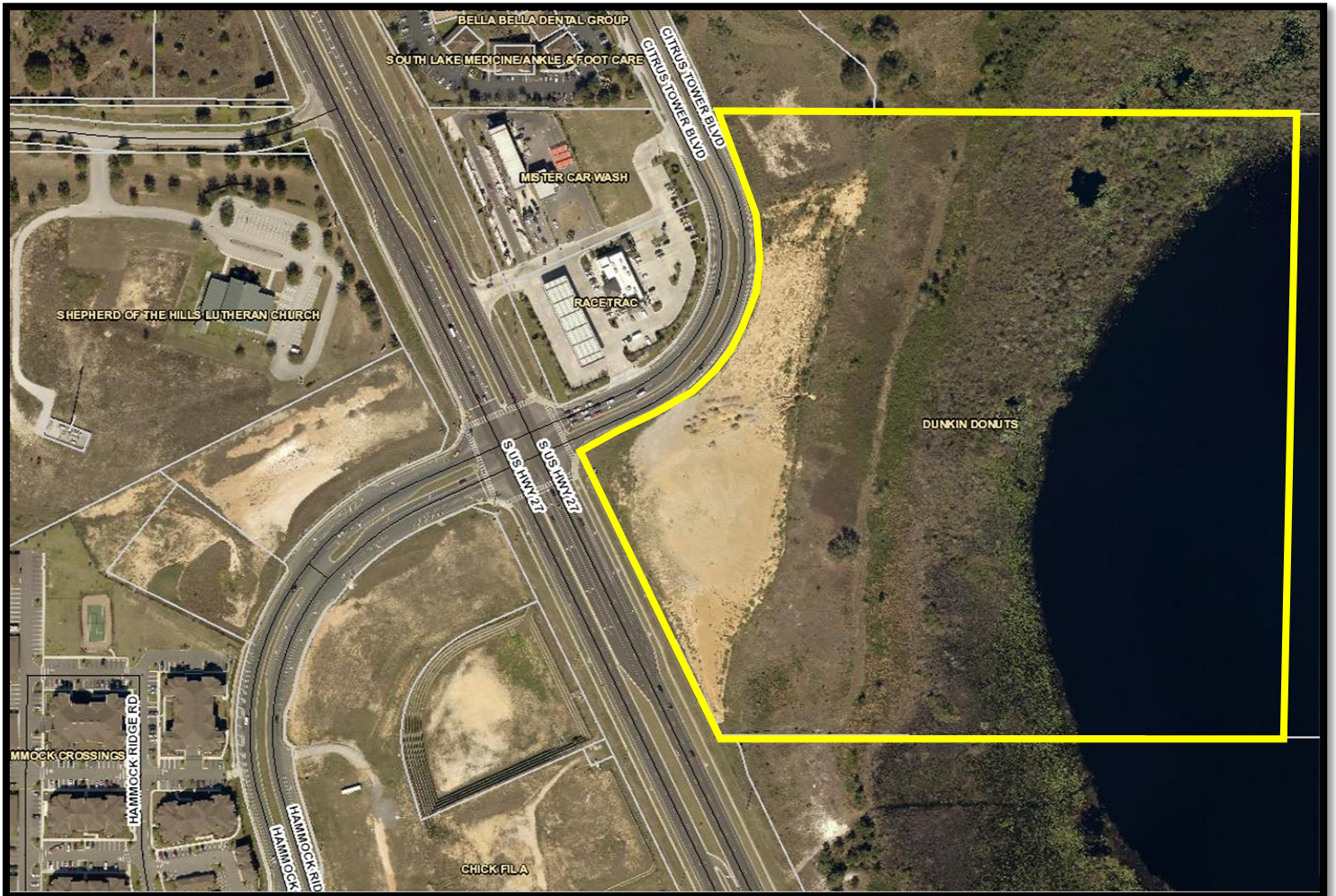
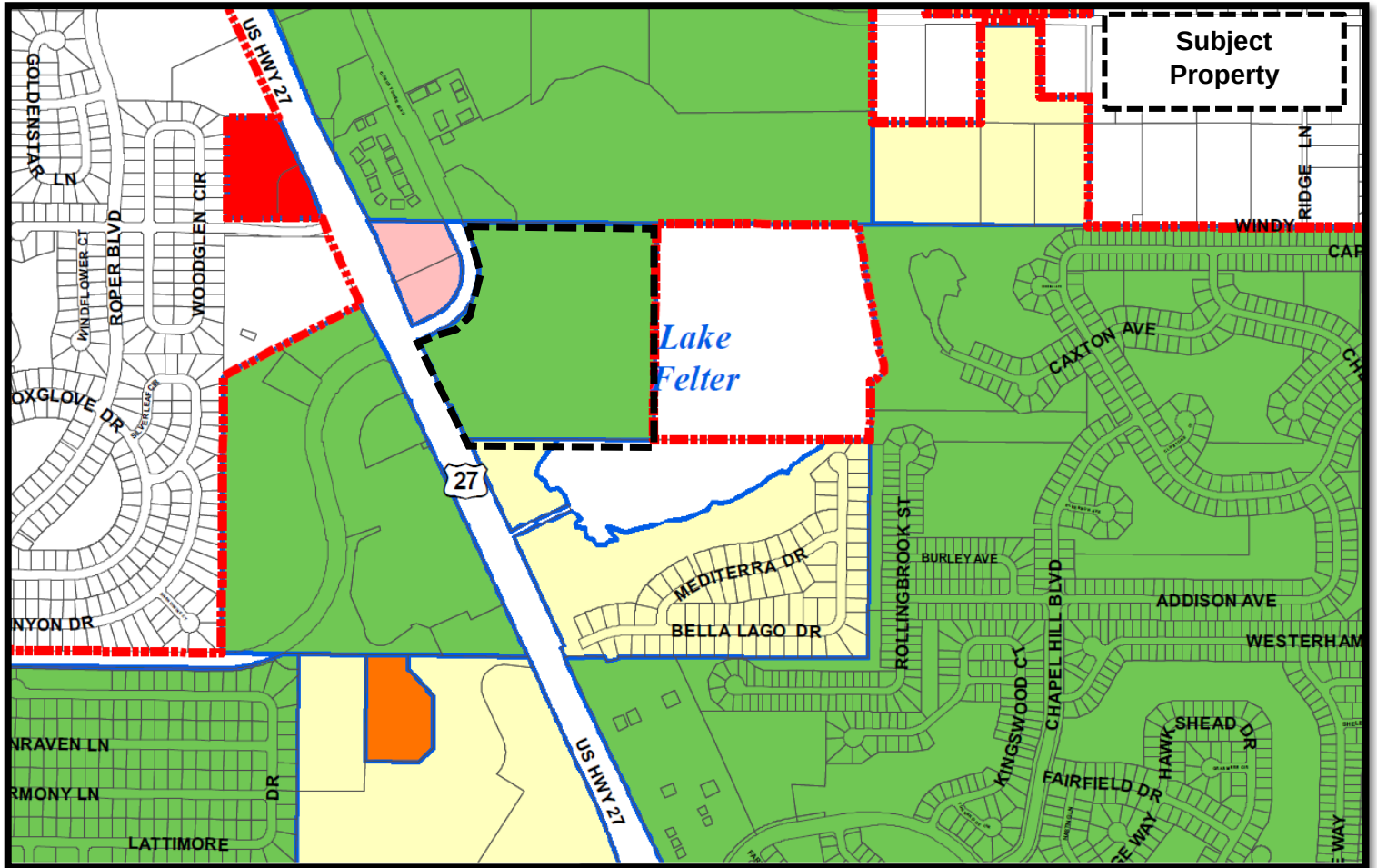


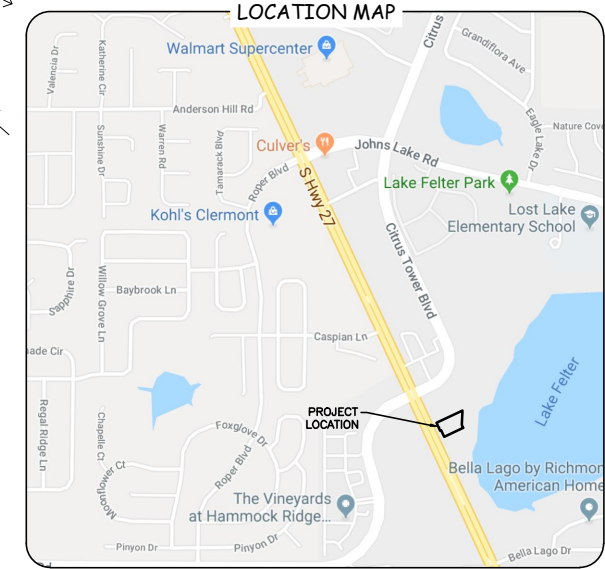
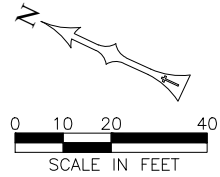
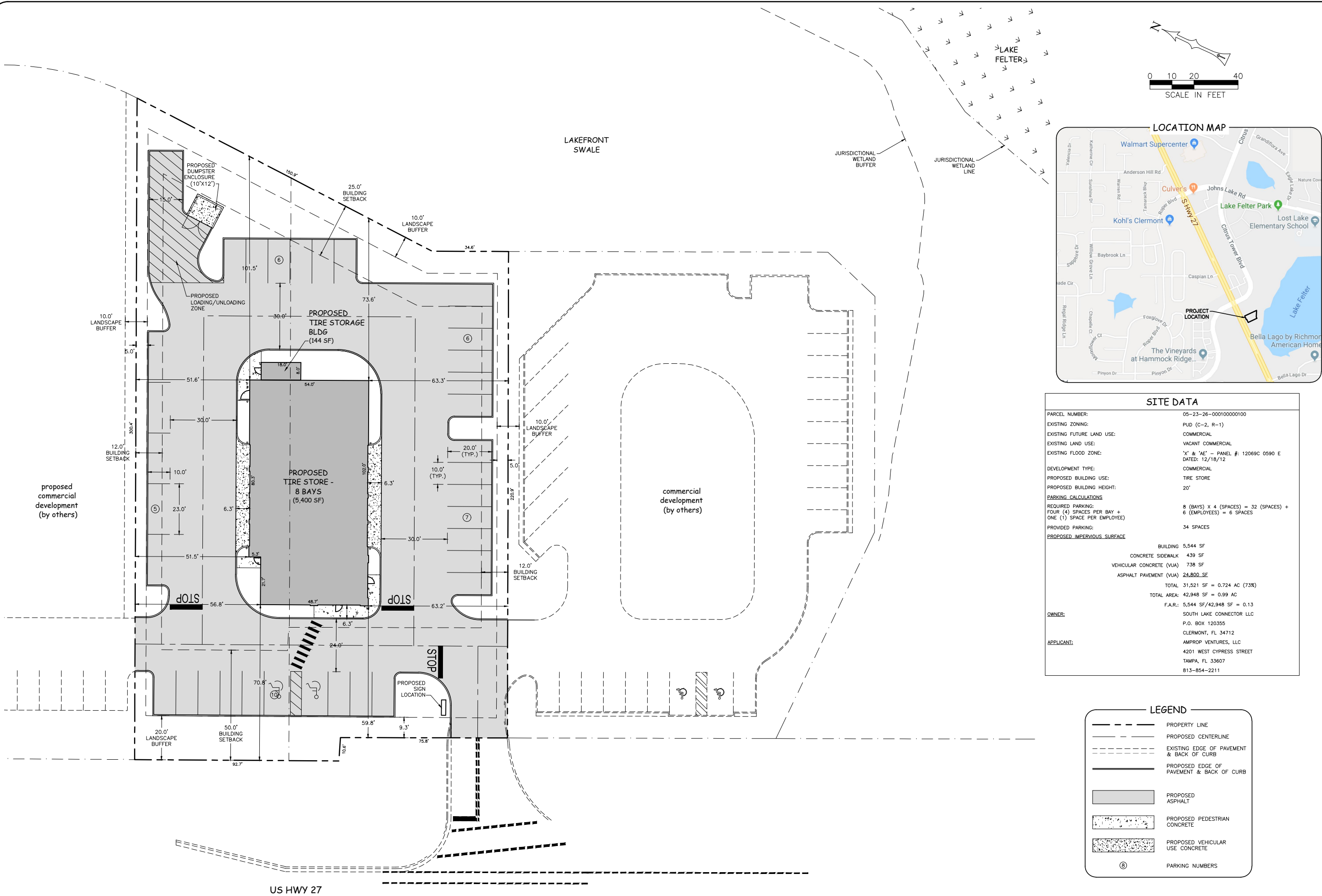
Exhibit – Zoning Map – Kings Crossing Tire Store



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\PSD\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

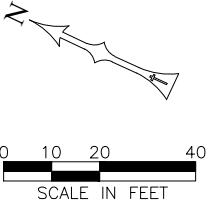
AUTHORIZATION NUMBER: 28759

SHEET NUMBER

C5

S-T-R

05-23-26



VUA LANDSCAPING REQUIREMENT

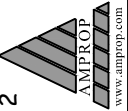
OVERALL SITE: 10% OF TOTAL VUA REQUIRED
2,489 SF OF 24,800 SF PROVIDED = 10%

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]

NATIVE 
engineering,pllc



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

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1

S-T-R
05-23-26



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 4-27-18

FEE: \$845
+ cost of advertisement

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

APPLICANT: AMPROP VENTURES, LLC

CONTACT PERSON: ERIC SCHOESSLER

Address: 4201 W CYPRESS ST.

City: TAMPA State: FL Zip: 33607

Phone: 813-854-2211 Fax: _____

E-Mail: ERIC@AMPROP.COM

OWNER: SOUTH LAKE CONNECTOR, LLC

Address: P.O. BOX 120355

City: CLERMONT State: FL Zip: 34712

Phone: 907-947-6037 Fax: _____

Address of Subject Property: TBD

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

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

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

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



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

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

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

ERIC SCHOESSLER

Applicant Name (print)

X

Applicant Name (signature)

MICHAEL LANGLEY

Owner Name (print)

X

Owner Name (signature)

***** NOTICE *****

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

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Advertising Receipt

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

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

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

Ad Classification: LEGAL NOTICES

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

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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

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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

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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.

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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**

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Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

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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.

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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

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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

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

-----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

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

-----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

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 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

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 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

*Our mission: To preserve and enhance the quality of life for the
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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

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: 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

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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

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 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

*Our mission: To preserve and enhance the quality of life for the
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

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: 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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Clermont community by providing exceptional services.*

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



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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 14, 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;

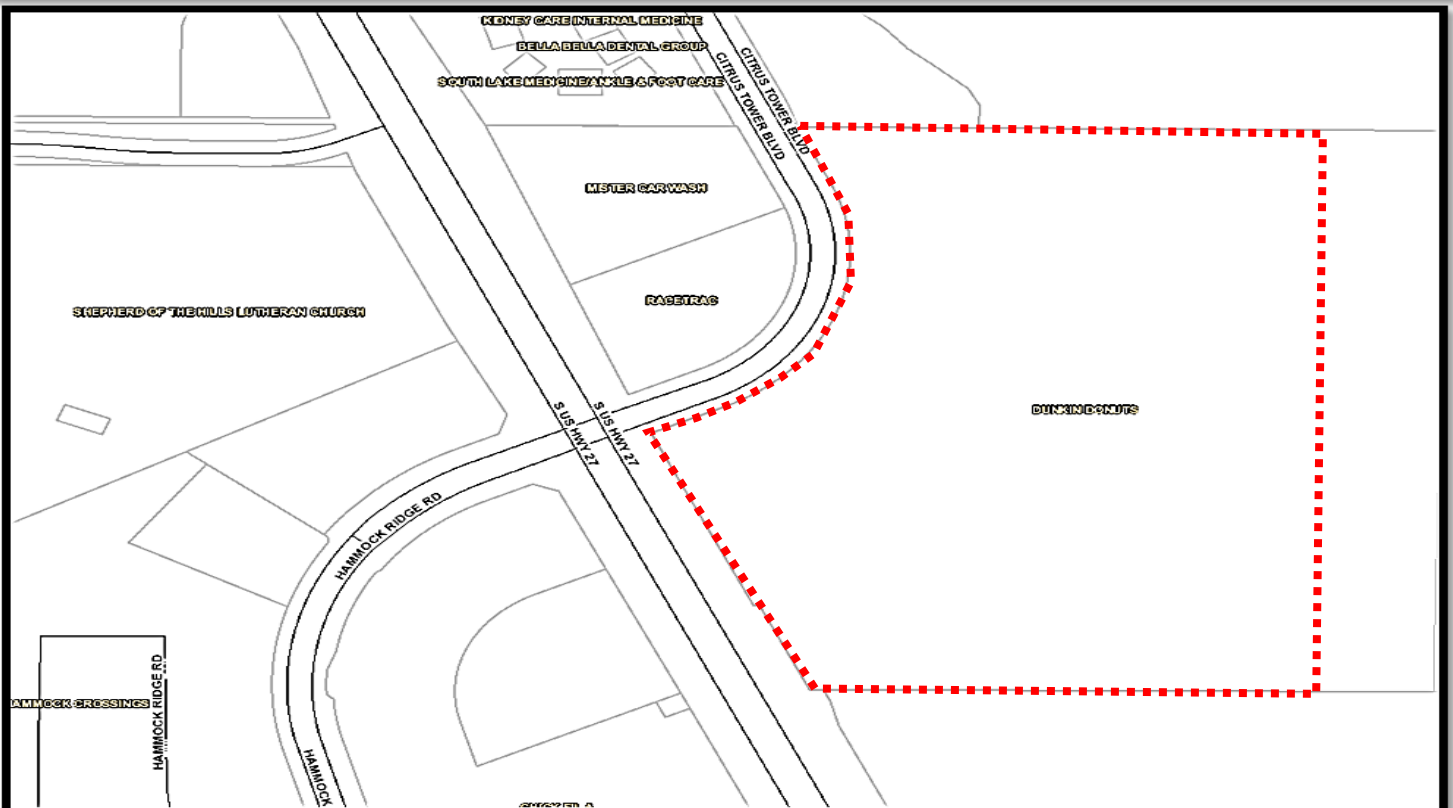
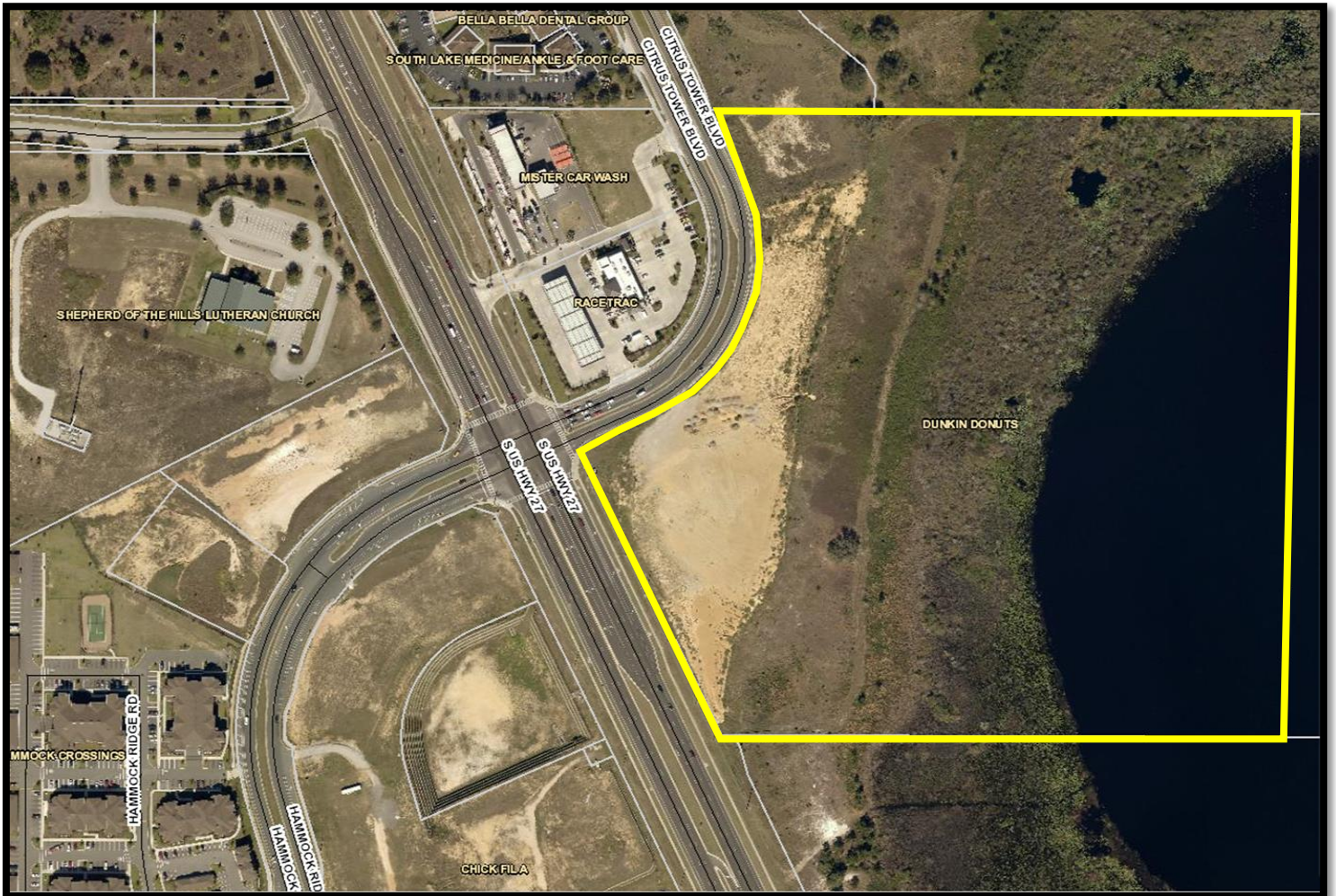
Applicant response: If the Variance was denied, the repair shop could be developed on-site, we propose all the parking we could possibly fit which is 4 parking short of the code required parking.

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.

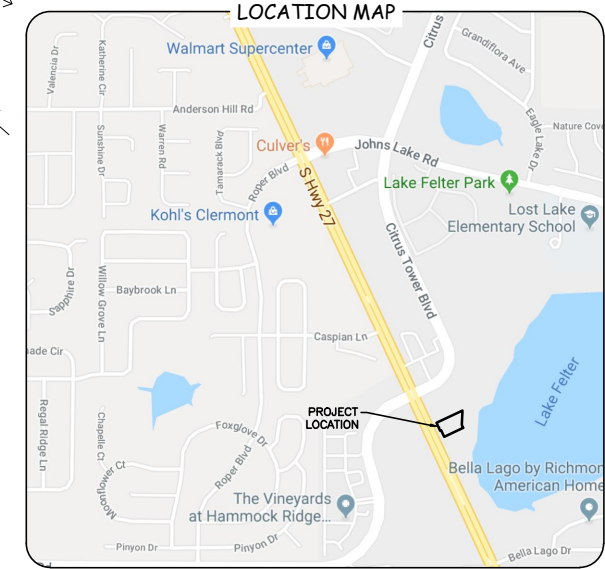
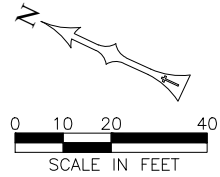
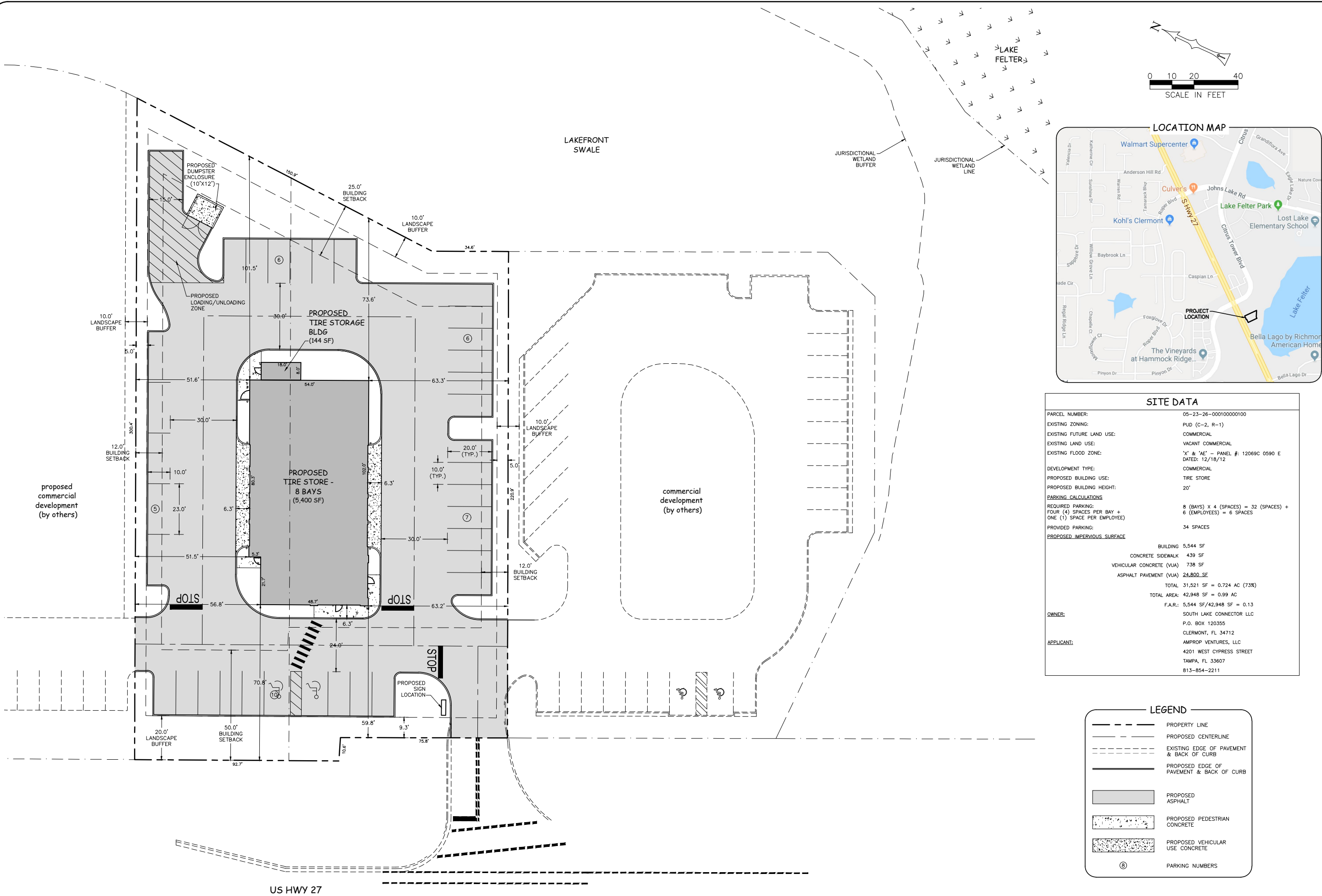
Negative finding

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

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



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

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

Applicant Name (signature)

MICHAEL LANGLEY

Owner Name (print)

x

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

Owner Name (signature)

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

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

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

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

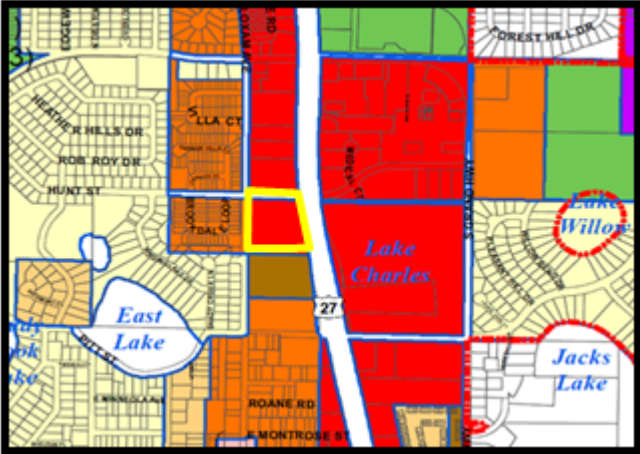
Payment Info	
Ad Price	\$105.37
Tax	\$0.00
Sub Total	\$105.37
Prepaid Amount	\$0.00
Balance Due	\$105.37



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 14, 2018	
Agenda Item Name	
Resolution No. 2018-29R <i>Clermont Storage</i>	
Requested Action	
Recommend denial of Resolution No. 2018-29R	
Staff Report	
The applicant, is requesting a Conditional Use Permit for a self-storage facility with more than 20,000 square feet of floor space located in the C-2 zoning district.. The Land Development Code, Section 122-223 requires a conditional use permit for any business establishment that occupies more than 20,000 square feet and Section 122-224 requires a Conditional Use Permit for any self-storage facility in the C-2 General Commercial zoning district. The subject property is located on the west side of Highway 27, south of Hunt Street and Bloxam Avenue. The site is approximately 5.66 +/- acres and is currently vacant. The applicant is proposing construction of a mixed use project that will include a self -storage facility and a retail business on site. The entire site will be required to comply with the Land Development Regulations for C-2 General Commercial zoning and meet the City's Architectural Design Standards.   The proposed development as designed will provide direct access to U S Highway 27 and will be required to meet any traffic impact requirements for FDOT permit approval. The proposed self-storage facility will be gated and secured. Any fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. The self -storage facility usually generates less traffic than traditional retail and commercial during peak hours. In addition, the proposed storage facility is considered a less intense use with a minimum impact to the surrounding areas. The proposed use will have less demand for utilities and other infrastructure. The project will be required to comply with the Clermont Land Development Codes that requires commercial and retail uses to provide a buffer that minimizes their impact on abutting residential uses and properties. When evaluating a request for a conditional use permit, Section 86-144 of the Land Development Code requires	

specific development standards that need to be met. Staff has reviewed the Conditional Use Permit and believes that the proposed use is in direct conflict with the proposed State Road 50 and Highway 27 Overlay Ordinance that is being created to limit certain types of uses and provide a specific and uniform design standards for properties within the commercial corridor. The intent of the Overlay is to establish high quality and uniform development with a positive visual ambiance. The purpose of the Overlay Ordinance is to establish and promote orderly growth within the commercial corridor along with the achievement of the goals, objectives and policies of the city's comprehensive plan. Although, other self storage facilities have been granted a Conditional Use Permit in the C-2 zoning district, the proposed application as submitted will be in conflict with the proposed State Road 50 and Highway 27 Overlay Ordinance. Therefore, staff recommends **denial** of the Conditional Use Permit for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution No. 2018-29R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CUP RES 2018-29R	2018-29R CUP.doc	
2. Location Map	Location Map.pdf	
3. Site Plan-1	Site Plan-1.pdf	
4. 2018-07-20_Clermont Elevations Revised	2018-07-20_Clermont Elevations Revised.pdf	
5. CUP Application	CUP Application.pdf	
6. CUP CLERMONT STORAGE	CUP CLERMONT STORAGE.pdf	
7. Directional Photos	Directional Photos.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2018-29R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 7, 2018 recommended approval of this Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; at the following location:

LOCATION:

Vacant property on the west side of U.S. Highway 27,
South of Hunt Street and Bloxam Avenue
(Alternate Key 3799279)

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 self-storage facility occupying more than 20,000 square feet of floor space; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.



CITY OF CLERMONT
RESOLUTION NO. 2018-29R

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. 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.
8. The Conditional Use Permit must be executed and filed in 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.
9. 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.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A), prepared by Florida Engineering Group, dated May 28, 2018. Any new development on the subject property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2. Land Use

1. The Conditional Use permit is to allow for a self-storage facility occupying more than 20,000 square feet of floor space.
2. The site may also be used for any permitted use in the C-2 General Commercial zoning district.
3. The site shall be developed according to the City of Clermont Land Development Codes and all building must meet the City of Clermont Architectural Standards.



CITY OF CLERMONT
RESOLUTION NO. 2018-29R

4. The self-storage facility shall be gated and will be secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. No outside storage will be allowed.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
7. No outside speaker systems will be allowed.
8. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
9. A minimum five-foot wide sidewalk shall be constructed along each street right-of-ways adjacent to parcel that meet Americans with Disabilities Act requirements and provide pedestrian access. Sidewalk construction shall be coordinated with Lake County Public Works for any Lake County designated streets.
10. Building elevations for all sides shall comply with City of Clermont Architectural Design Standards.



CITY OF CLERMONT
RESOLUTION NO. 2018-29R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 14th day of August, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

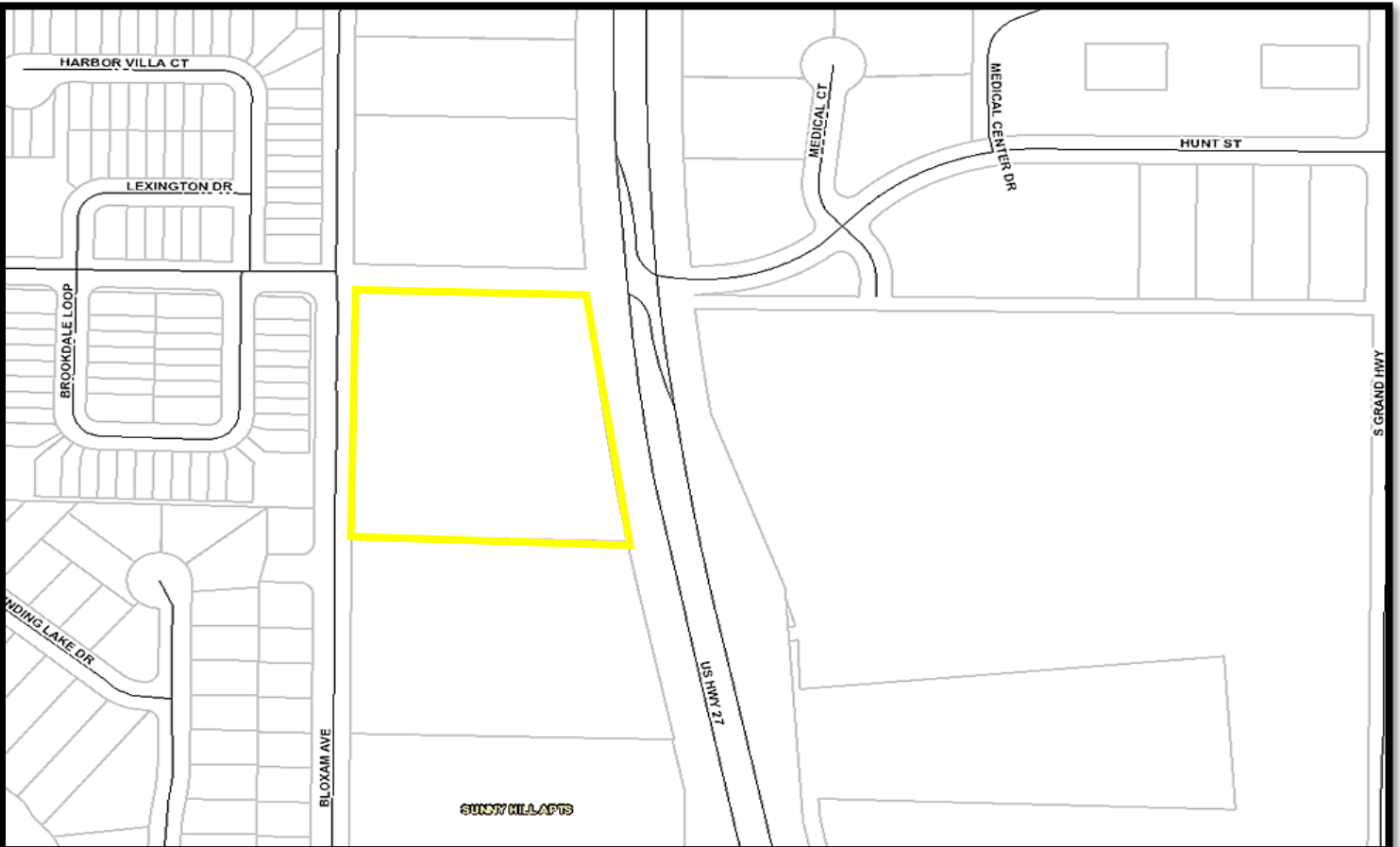
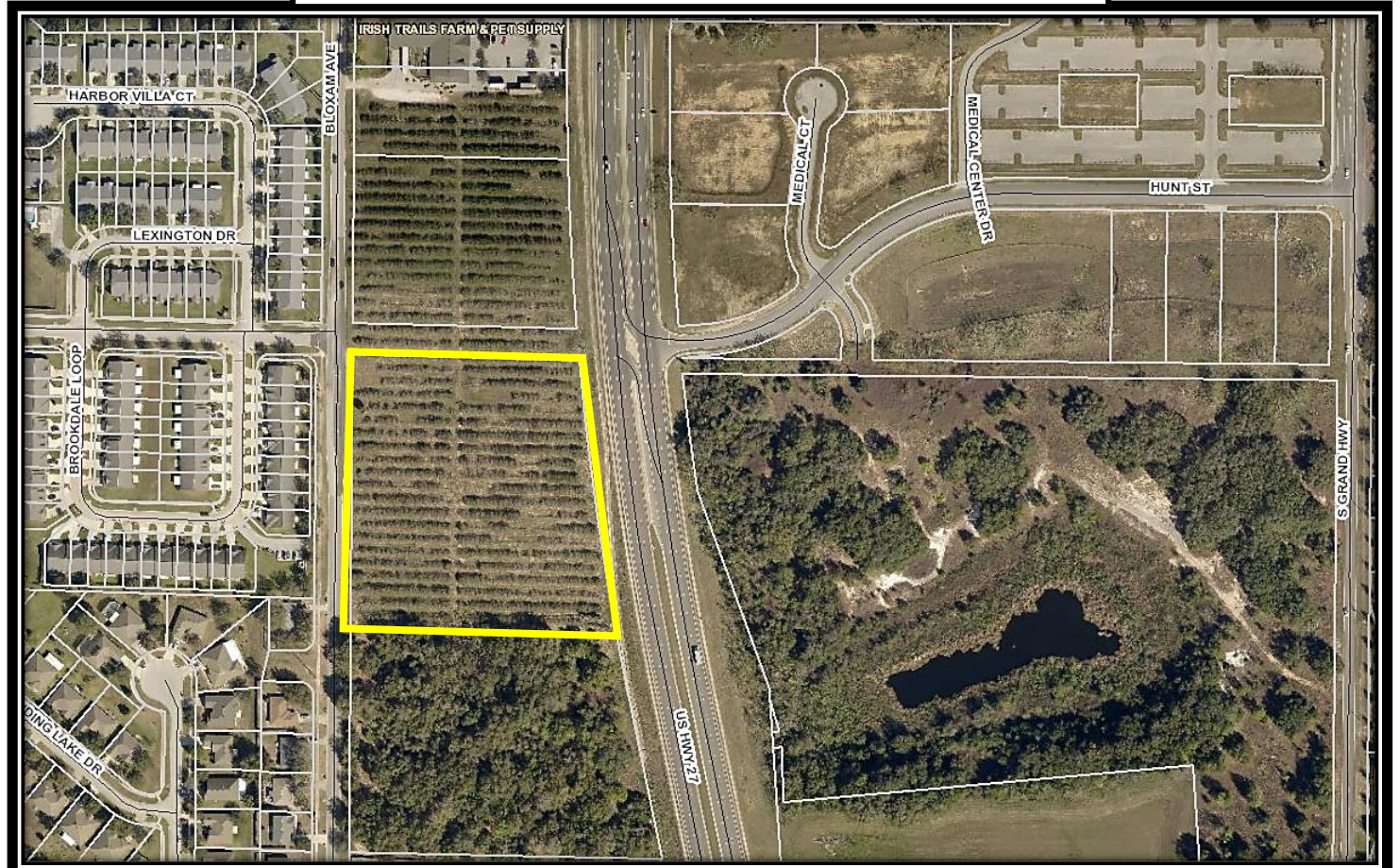
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Clermont Storage Facility Location Map



◆ SITE STRIPING & SIGNAGE KEYNOTES

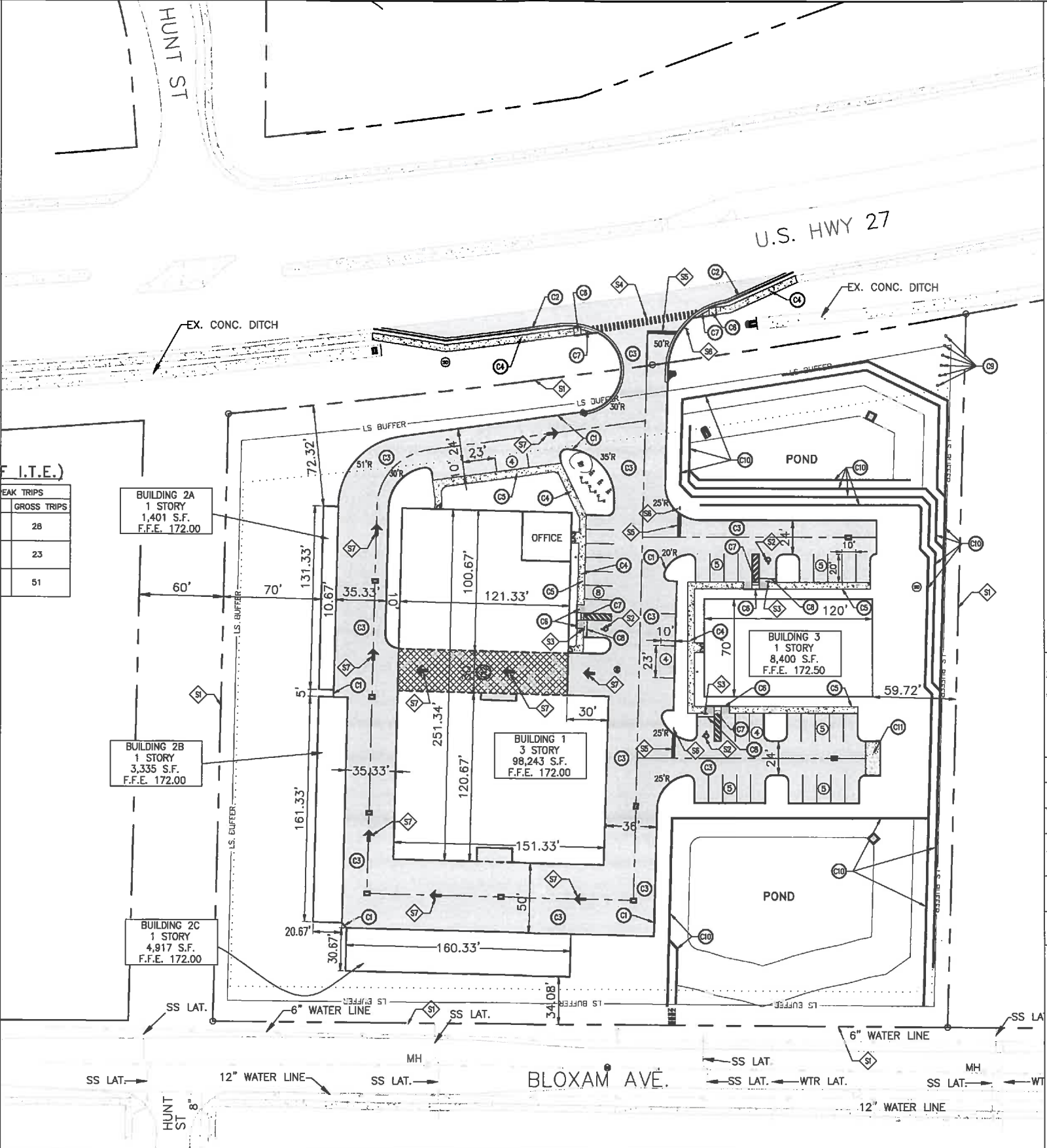
- S1. PROPERTY BOUNDARY.
S2. HANDICAP PARKING STALL, TYPICAL.
S3. HANDICAP SIGN.
S4. CROSSWALK.
S5. 24" THERMOPLASTIC STOP BAR.
S6. 30"x30" R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S7. DIRECTIONAL ARROWS PER F.D.O.T. INDEX No. 17348, TYPICAL.
S8. "DO NOT ENTER" SIGN.

④ SITE CONSTRUCTION KEYNOTES

- C1. 6" HEAD CURB, TYPICAL.
C2. F.D.O.T. TYPE "F" CURB AND GUTTER.
C3. ASPHALT PAVEMENT, MEDIUM-DUTY IN DRIVE AISLES, LIGHT-DUTY IN PARKING SPACES.
C4. CONCRETE SIDEWALK, TYPICAL.
C5. MONOLITHIC CURB & SIDEWALK, TYPICAL.
C6. F.D.O.T. CURB CUT RAMPS PER INDEX No. 304, FOR HANDICAP ACCESS.
C7. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
C8. WHEELSTOP PER F.D.O.T. INDEX No. 300, TYPICAL.
C9. EXISTING BILLBOARD SIGN POLES
C10. RETAINING WALL (MAX. 6' HIGH)
C11. ENCLOSED DUMPSTER PAD LOCATION.
C12. 30' WIDE DRIVE THROUGH (FIRST FLOOR, PRIMARY BUILDING).

TRIP GENERATION DATA: (PER 9TH EDITION OF I.T.E.)

TRIP GENERATION	ITE CODE	SIZE	UNITS	AVERAGE DAILY TRIPS		P.M. PEAK TRIPS	
				RATE	GROSS ADT	RATE	GROSS TRIPS
MINI WAREHOUSE	151	107,898 S.F.	1,000 S.F.	2.50	270	0.26	28
SPECIALTY RETAIL CENTER	826	8,400 S.F.	1,000 S.F.	44.32	372	2.71	23
TOTAL	CUSTOM	116,296 S.F.	1,000 S.F.	8.80	642	2.97	51



SITE DATA

PROPERTY LOCATION: U.S. HWY 27 N, CLERMONT FL 34711
PROJECT AREA: 5.66± ACRE
EXISTING ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
PROPERTY FUTURE LAND USE: COMMERCIAL
EXISTING USE: ORANGE GROVE
PROPOSED USE: STORAGE FACILITY/ RETAIL
ALLOWABLE FAR: 1.00
PROPOSED FAR: 0.47
PROPOSED BUILDING 1 GROSS FLOOR AREA: 98,243 S.F.
PROPOSED BUILDING 2A GROSS FLOOR AREA: 1,401 S.F.
PROPOSED BUILDING 2B GROSS FLOOR AREA: 3,335 S.F.
PROPOSED BUILDING 2C GROSS FLOOR AREA: 4,917 S.F.
PROPOSED BUILDING 3 GROSS FLOOR AREA: 8,400 S.F.
TOTAL PROPOSED BUILDING AREA FOR F.A.R. CALCULATION: 116,296 S.F.

BUILDING SETBACKS (REQUIRED)			BUILDING SETBACKS (PROPOSED)		
FRONT	(EAST)	30'	FRONT	(EAST)	>72'
SIDE	(NORTH)	12'	SIDE	(NORTH)	70'
SIDE	(SOUTH)	12'	SIDE	(SOUTH)	>59'
REAR	(WEST)	25'	REAR	(WEST)	>34'

MAXIMUM ALLOWABLE BUILDING HEIGHT		BUILDING HEIGHT PROPOSED	
55'		BUILDING 1: 3-STORIES < 55'	
		BUILDING 2: 1-STORY < 55'	
		BUILDING 3: 1-STORY < 55'	

BUFFER YARDS

PROPOSED USE	FRONT (EAST)	REAR (WEST)	ABUTTING USE	REQUIRED BUFFER	PROPOSED BUFFER
STORAGE FACILITY	12'	12'	ARTERIAL	20'	20'
STORAGE FACILITY	12'	12'	VACANT	10'	10'
STORAGE FACILITY	12'	12'	SINGLE FAMILY	15'	15'

PARKING

PARKING REQUIRED	118,790 S.F.		N/A SPACES
STORAGE FACILITY	8,400 S.F.	(1 SPACE PER 200 S.F.)	42 SPACES
RETAIL*			42 SPACES
TOTAL PARKING REQUIRED			84 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			2 SPACES

PARKING PROVIDED	42 SPACES
STANDARD PARKING SPACES	42 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING PROVIDED	44 SPACES

SITE AREA CALCULATIONS (PROPOSED)

BUILDING FOOTPRINT	52,137 ± S.F.		
PAVING	57,737 ± S.F.		
SIDEWALK	3,102 ± S.F.		
IMPERVIOUS AREA	112,976 ± S.F.	2.59 AC.	45.8 %
PERVIOUS AREA	133,574 ± S.F.	3.07 AC.	54.2 %
TOTAL SITE AREA	246,550 ± S.F.	5.66 AC.	100.00 %

MAXIMUM IMPERVIOUS COVER ALLOWED	80 %
IMPERVIOUS COVER PROPOSED	45.8 %

FLOOD ZONE
FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12069C0590E DATED: 12/18/2012

SOILS
B - Candler Sand HSG "A"

WETLAND STATEMENT
THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

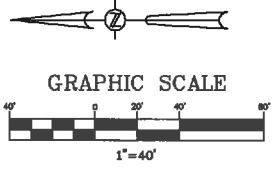
HAZARDOUS MATERIALS STATEMENT
DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE DEPARTMENT, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

LIGHTING NOTE
LIGHTING SHALL COMPLY WITH CITY OF CLERMONT LAND DEVELOPMENT CODE EXCEPT AS OTHERWISE APPROVED BY THIS CONDITIONAL USE PLAN.

SIGNAGE NOTE
SIGNAGE SHALL COMPLY WITH CITY OF CLERMONT LAND DEVELOPMENT CODE DESIGN STANDARDS EXCEPT AS OTHERWISE APPROVED BY THIS CONDITIONAL USE PLAN.

SITE NOTES

- ALL CURB RADII ARE TO BE 5.0', TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
- LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
- LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.



PROJECT NO. 17-122
SCALE 1"=40'
DATE MAY 28, 2018
SHEET NO. C-3
SHEET 3 OF 9

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-000595
No. 42075
MAY 2 2018
STATE OF FLORIDA
Professional Engineer
J. S. J. SEBASTIAN

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER, P.E. ON DATE) USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CLERMONT STORAGE FACILITY
U.S. HIGHWAY 27 N
CLERMONT FL, 34711

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

CONDITIONAL USE SITE PLAN

DESIGNED BY JNT	DRAWN BY JNT	CHECKED BY SJS	APPROVED BY SJS
-----------------	--------------	----------------	-----------------



PERSPECTIVE: SOUTHEAST
N.T.S.

FLAGSHIP DEVELOPMENT

CLERMONT

BLOXAM AVE. CLERMONT, FL 34711

PERSPECTIVE VIEW 05-21-2018

ELEVEN
18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE



PERSPECTIVE: NORTHEAST

N.T.S.

FLAGSHIP DEVELOPMENT

CLERMONT

BLOXAM AVE. CLERMONT, FL 34711
VIEW FROM U.S. HWY 27 05-21-2018

ELEVEN
18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

41'-6"
39'-0"



SOUTH ELEVATION

1/16" = 1'-0"

FLAGSHIP DEVELOPMENT

CLERMONT

BLOXAM AVE. CLERMONT, FL 34711

SOUTH ELEVATION 05-21-2018

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

41'-6"
39'-0"



EAST ELEVATION

1/16" = 1'-0"

FLAGSHIP DEVELOPMENT

CLERMONT

BLOXAM AVE. CLERMONT, FL 34711

EAST ELEVATION 05-21-2018

ELEVEN
18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

41'-6"
39'-0"



NORTH ELEVATION

1/16" = 1'-0"

FLAGSHIP DEVELOPMENT

CLERMONT

BLOXAM AVE. CLERMONT, FL 34711

NORTH ELEVATION 05-21-2018

ELEVEN

18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

41'-6"
39'-0"



WEST ELEVATION

1/16" = 1'-0"

FLAGSHIP DEVELOPMENT

CLERMONT

BLOXAM AVE. CLERMONT, FL 34711

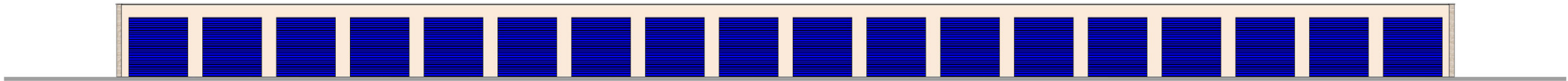
WEST ELEVATION 05-21-2018

ELEVEN
18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

10' - 4"



EXTERIOR STORAGE FRONT ELEVATION

1/16" = 1' - 0"

10' - 4"



EXTERIOR STORAGE REAR ELEVATION

1/16" = 1' - 0"

10' - 4"



EXTERIOR STORAGE SIDE ELEVATIONS

1/16" = 1' - 0"

FLAGSHIP DEVELOPMENT

GOLDENROD

GOLDENROD RD. ORLANDO, FL
EXTERIOR STORAGE ELEVATIONS 05-21-2018

ELEVEN
18

ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

1. INSULATED PANEL

• PANEL: CF ARCHITECTURAL

• FINISH: TEXTURED WHITE
2. EIFS

• MANUFACTURER: DRYVIT

• COLOR: VAN DYKE
3. EIFS

• MANUFACTURER: DRYVIT

• COLOR: LIGHT STONE
4. EIFS

• MANUFACTURER: DRYVIT

• PAINT: FIESTA ORANGE
5. SPLIT FACE BLOCK

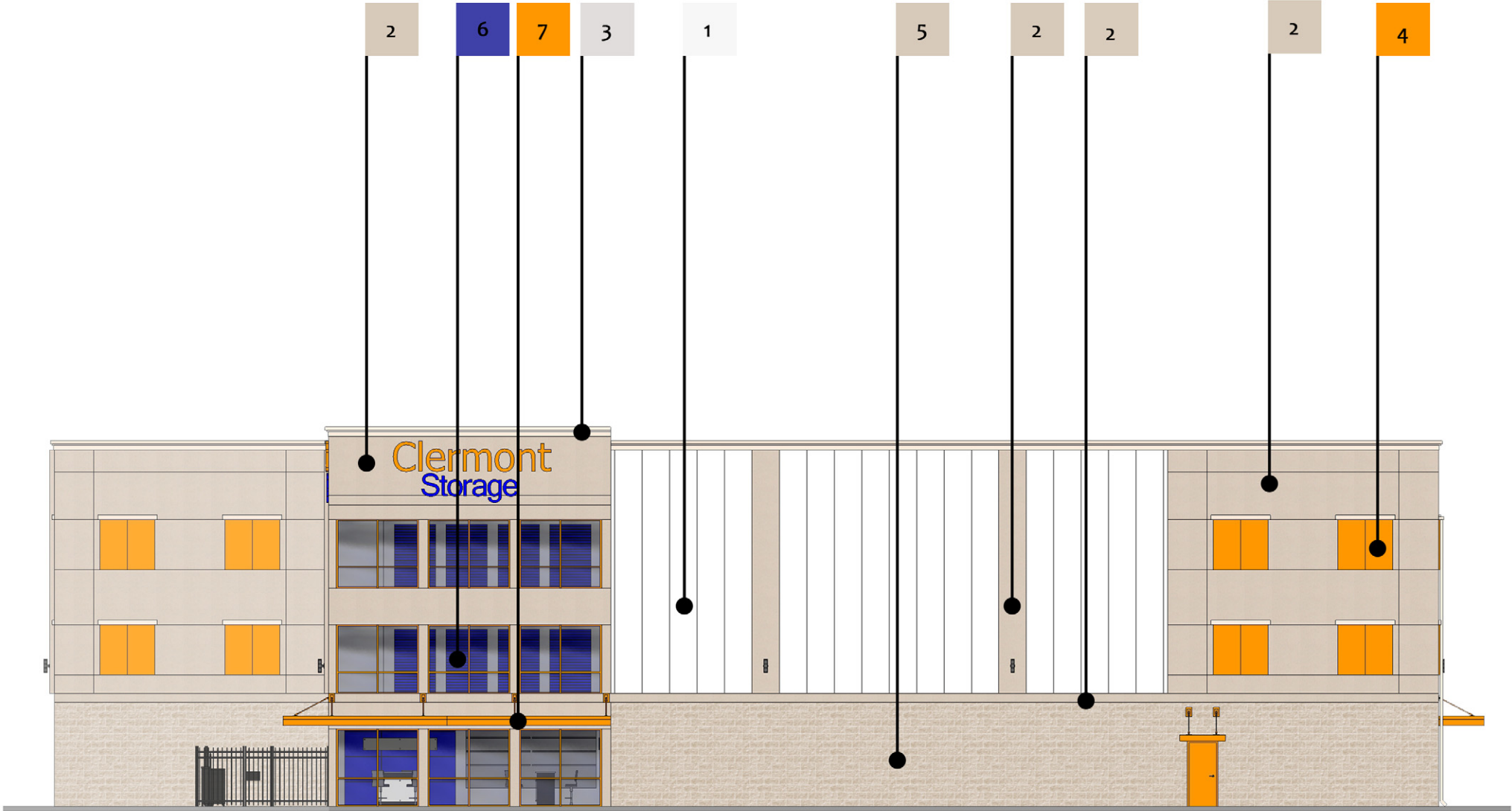
• PAINT: VAN DYKE
6. ROLL-UP DOOR

• PAINT: ROYAL BLUE
7. AWNING

• PAINT: FIESTA ORANGE
- ON WEST FACADE, PANELS

TO BE PAINTED TO MATCH COLUMN

COLOR



MATERIAL OUTLINE

1/16" = 1'-0"

FLAGSHIP DEVELOPMENT

CLERMONT

BLOXAM AVE. CLERMONT, FL 34711

MATERIAL OUTLINE 05-21-2018



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 5/29/2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): CLERMONT STORAGE FACILITY

APPLICANT: BEELINE CENTER, L.L.C.

CONTACT PERSON: TOM HARB

Address: 3700 34th STREET, SUITE 300

City: ORLANDO State: FLORIDA Zip: 32805

Phone: (407)422-4272 Fax: (407)422-9664

E-Mail: TOMHARB@HARBCO.COM

OWNER: Orlaith Acton et al

Address: 1135 East Ave.

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: U.S. Highway 27 N, Clermont, FL 34711

General Location: WEST SIDE OF U.S. HWY 27 JUST SOUTH OF THE

INTERSECTION OF U.S. HWY 27 AND HUNT ST. IN THE CITY OF CLERMONT, FL.

Legal Description (include copy of survey): _____

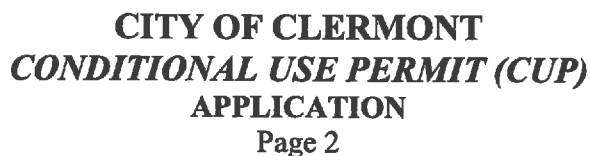
CLERMONT LOTS 1 & 2 BLK LYING W/LY LINE OF R/W OF HWY 27 -- LESS

S 110 FT OF LOT 2 -- PB 3 PG 5 ORB 1888 PG 279 ORB 2815 PG 2020

(ALK 3799279)

Land Use (City verification required): EXISTING: (ORANGE GROVE) / FUTURE: (COMMERCIAL)

Zoning (City verification required): C-2 (GENERAL COMMERCIAL DISTRICT)



SEE ATTACHED NARRATIVE REQUEST LETTER.

X 
Applicant Name (signature)

Owner Name (signature)
Developer/Buyer

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

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: 10078804
Phone: (352) 241-7331
Date: 07/26/18
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	07/31/2018	08/07/2018	\$170.60

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space.

Ad No: 10078804
July 31, 2018 &
August 07, 2018

LOCATION

Vacant property on the west side of U.S. Highway 27, south of Hunt Street and Bloxam Avenue (Alternate Key 3799279)

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, August 7, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 14, 2018 at 6:30pm.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

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

Clermont Storage CUP





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 14, 2018			
Agenda Item Name			
Cooper Memorial Library			
Requested Action			
Staff Report			
So as to accommodate the growth of families within the City limits, Lake County Board of County Commissioners have approached the City of Clermont with a request to partner with the County to extend the hours of operation of Cooper Memorial Library. By extending evening and weekend hours of operation, Lake County Commissioners and library staff believe Clermont residents would have a better opportunity to utilize the programs that Cooper Memorial Library has to offer.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Mayor Ash - City of Clermont.Cooper Memorial.4.24.18	Mayor Ash - City of Clermont.Cooper Memorial.4.24.18.pdf	
2.	Cooper Memorial Library Extended Hours	Cooper Memoris Library Extended Hours.pptx	



LAKE COUNTY FLORIDA

April 24, 2018

The Honorable Gail L. Ash, Mayor
City of Clermont
685 W. Montrose St.
Clermont, Florida 34711

Dear Mayor Ash:

I am writing on behalf of the Lake County Board of County Commissioners to make a special request. With the ongoing population growth in the Clermont area, the popularity of programming at the Cooper Memorial Library in Clermont continues to rise. With that in mind, we would ask that our staff be provided with an opportunity to make a brief presentation to the City Council to discuss the possibility of the City and County working together to extend the hours of operation at the library.

Lake County Office of Library Services Interim Director Boyd Bruce will contact Darren Gray to request to be scheduled for an upcoming City Council meeting. If you have any questions or concerns, please call me or Lake County Manager Jeff Cole.

We appreciate your consideration of this timely matter and look forward to the possibility of enhancing the usage of this important community resource.

Sincerely,

Timothy I. Sullivan, Chairman
Lake County Board of County Commissioners

c: Board of County Commissioners
Jeff Cole, County Manager
Boyd Bruce, Office of Library Services Interim Director
Darren Gray, Clermont City Manager



LAKE COUNTY
FLORIDA

Office of Library Services
Proposal for Expanding Hours of Operation
at Cooper Memorial Library
July 18, 2018

The Issue



The Cooper Memorial Library's current hours of operation do not correspond with when the residents of Clermont are able to take advantage of youth and family related library services.

The Importance of Programming in Libraries



- The earliest introduction to formalized socialization in association with reading takes place in libraries.
- From birth through life, people can look to the library to provide programs designed to bring people, interests and ideas together.
- The library is the only place people can go to find those people, interests and ideas in an inviting, safe and supportive atmosphere free of charge.

The Growing Community



As you know, Clermont is growing FAST! Last year 404 construction permits were issued in the city for single-family dwellings. Houses and townhomes require a permit each, but an apartment building, regardless of the number of dwellings, requires only one permit. There are many apartment complexes being built on Highway 50 east.

Growth and Time



These new family dwellings represent a changing demographic for Clermont. It represents an increase in working families that would benefit from many of the services and programs the library has to offer. Yet the library is not open when families can avail themselves of the services.

Cooper is Active



In FY 2016-17:

- 226,005 people entered the library
- 2,262 Teens participated in 44 programs
- 8,742 Adults participated in 254 programs
- 21,495 Children participated in 248 programs

TOTAL Program Attendance: 32,499

Cooper is Busy

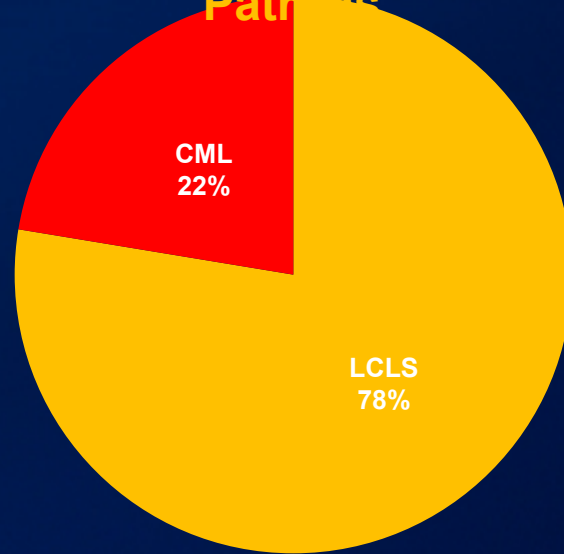


Cooper is Important



**Active
Cooper
Patrons:
18,895**

**Percent of Total System
Patrons**



The Solution



In order to provide high quality programs and services to the increasing number of families moving to Clermont, Cooper Memorial needs to expand its evening and weekend hours.

The Proposal



Lake County Library Services would like for the City of Clermont to join the current partnership between Lake County and Lake Sumter State College in order to increase Cooper Memorial's hours of operation from 48 to 64 hours a week--an increase in 16 hours.

Why 16 Hours



By increasing our service hours the library will be available in the evenings and weekends when working families can utilize our services such as family events, programs, and homework related materials and services:

- Extending four additional hours on Friday & Saturday until 5 p.m.
- Opening one hour earlier Monday through Thursday (8 a.m.)
- Staying open one hour later Monday through Thursday (8 p.m.)

Staffing Costs



The most cost-effective means of achieving 16 hours of operation expansion at Cooper is to hire 3 part time employees (PTE):

- They would help cover evenings and weekends
- 20 hours/week PTE breakdown: salary \$10,442 + social security and Medicare \$800 + FRS \$869 + workers comp \$27 = \$12,138 each
- PTE translates \$36,414 into 60 hours of potential coverage

Security Costs



Security costs \$19.95 per hour

- The only hours needing additional coverage are the Saturday hours
- $\$19.95 \times 4 = \$79.80/\text{week}$
 $\$319.20/\text{month}$
 $\$3830.40/\text{year}$

Facilities Costs



According to the college:

- Current month average utility costs (water, sewage, trash & electric) comes to \$9,161.78*
 - *using 4.33 week average/month*
- 16 hours would translate into a 25% increase in hours of operations, or \$705.29 increase/week.

New Hours of Operation



Monday through Thursday 8 a.m. – 8 p.m.

Friday and Saturday 9 a.m. – 5 p.m.

The Bottom Line



Annual Costs:

• Staffing	3 additional PTE (20 hours)	\$36,414
• Security	4 additional hours (Saturday)	\$3,831
• Physical Plant	16 additional hours/week	<u>\$36,675</u>
TOTAL		\$76,920

Questions?



Thank you for your consideration!



LAKE COUNTY

FLORIDA



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 14, 2018			
Agenda Item Name			
Resolution No. 2018-31R			
Requested Action			
Staff Report			
This is a request from the Florida League of Cities for municipalities to adopt a Resolution honoring 50 years of Home Rule and committing to an educational initiative to help Floridians understand this beneficial right.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Resolution No. 2018-31R 50 Years of Home Rule	2018-31R 50 Years of Home Rule.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2018-31R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, HONORING FIFTY YEARS OF MUNICIPAL HOME RULE IN THE FLORIDA CONSTITUTION AND COMMITTING TO AN EDUCATIONAL INITIATIVE TO HELP FLORIDIANS UNDERSTAND THIS BENEFICIAL RIGHT.

WHEREAS, Florida's voters placed municipal Home Rule powers into the Florida Constitution on November 5, 1968, during the regular elections as an amendment to Article VIII; and

WHEREAS, this power has enabled each city, town and village across the Sunshine State to consider, adopt, revise or remove its own laws without the need to seek legislative permission from the state and has further served as the foundation upon which every municipality builds its governmental structure; and

WHEREAS, the political climate within the Florida Legislature has recently included many attacks on these powers; and

WHEREAS, grassroots measures calling such actions wrong and declaring that local decisions be made at the local level by local officials must continue so that all legislators clearly understand Florida's Home Rule as a constitutional power and one upheld in state statutes; and

WHEREAS, a 50th anniversary is a fitting time for all municipalities to engage their respective citizens to educate them about the Florida Constitution and local laws, so that all Floridians may continue to receive the many benefits of Home Rule.

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

SECTION 1.

That this anniversary presents a tremendous opportunity to educate all citizens about Florida's Constitution, municipal government and Home Rule authority, and that all necessary resources shall be provided for such public information.

SECTION 2.

That the City of Clermont will actively challenge all efforts to reduce or erode this cherished right and further employ all efforts to ensure state and federal government partners understand that a one-size-fits-all approach to governance is not in the interests of Florida citizens.



CITY OF CLERMONT
RESOLUTION NO. 2018-31R

SECTION 3.

That the tradition of local decision-making in Florida is essential to protect, as it provides each municipality the ability to preserve and enhance the myriad characteristics that make each one uniquely special and that maintains its quality of life.

SECTION 4.

That the City of Clermont will include this information on its website, as a regular agenda item for public discussion and within the City's services in as many outreach venues as possible.



CITY OF CLERMONT
RESOLUTION NO. 2018-31R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 14th day of August, 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, August 14, 2018	
Agenda Item Name	
Ordinance No. 2018-26 <i>Introduction Bell Ceramics</i>	
Requested Action	
Recommend introduction of Ordinance 2018-26.	
Staff Report	
This request is an administrative request for the former Bell Ceramics Site that is approximately 6.96 +/- acres in size. The property is located between Second Street and East Ave, north of Palm Street. 	
This property is owned by the City of Clermont and was acquired in November 2003. The property is zoned R-2 Medium Density Residential and was acquired with the current zoning in place. The Clermont City Council recently approved to move forward on designing and constructing a public boat ramp facility on the property. In order to have the use of the property match the zoning, it was determined that PR Parks and Recreation zoning designation would be the most appropriate. Section 122-280 of the Land Development Code indicates the purpose of a parks and recreation district is to designate and ensure that publicly owned areas of the city are preserved for park, open space, and recreational purposes for the benefit of the residents and the overall environment. The permitted uses include publicly owned recreational facilities that may include both active and passive facilities. The proposed public boat ramp facility would be a permitted use in this zoning designation. Therefore, staff recommends approval of the rezoning request from R-2 Medium Density Residential to PR Parks and Recreation zoning district. <i>The Planning and Zoning Commission recommended approval, 6-1.</i>	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2018-26 Bell Ceramic Ord	2018-26 Bell Ceramic Ord.doc
2.	Bell Ceramics Maps	Bell Ceramics Maps.pdf
3.	Bell Ceramics Legal Ad	Bell Ceramics Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-26

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

A parcel of land bounded and described as follows:

Bounded on the West by the centerline of Second St as shown in Sunset heights according to the Plat thereof as recorded in Plat Book 5 Page 42, Public records of Lake County, Florida and the Northerly extension of said Second St. to the shores of Lake Minneola. Thence run Northeasterly along the shores of Lake Minneola to a point on the northerly extension of the West right of way line of East Ave. on said plat. Thence run Southerly along said extension and West right of way line of East Ave. to a point on the Northeast corner of the S30' of Lot 1 Blk 5 said Sunset Heights. Thence run Westerly to the North right of way line of Palm St. said plat. Thence run Southwesterly along said right of way to the centerline of Second St. said plat.

LOCATION

Northeast corner of the intersection of Second Street and Palm Street
(Former Bell Ceramics Site)
Alternate Key 3785878 & 3870644

**From: R-2 Medium Density Residential District
To: PR Parks and Recreation 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

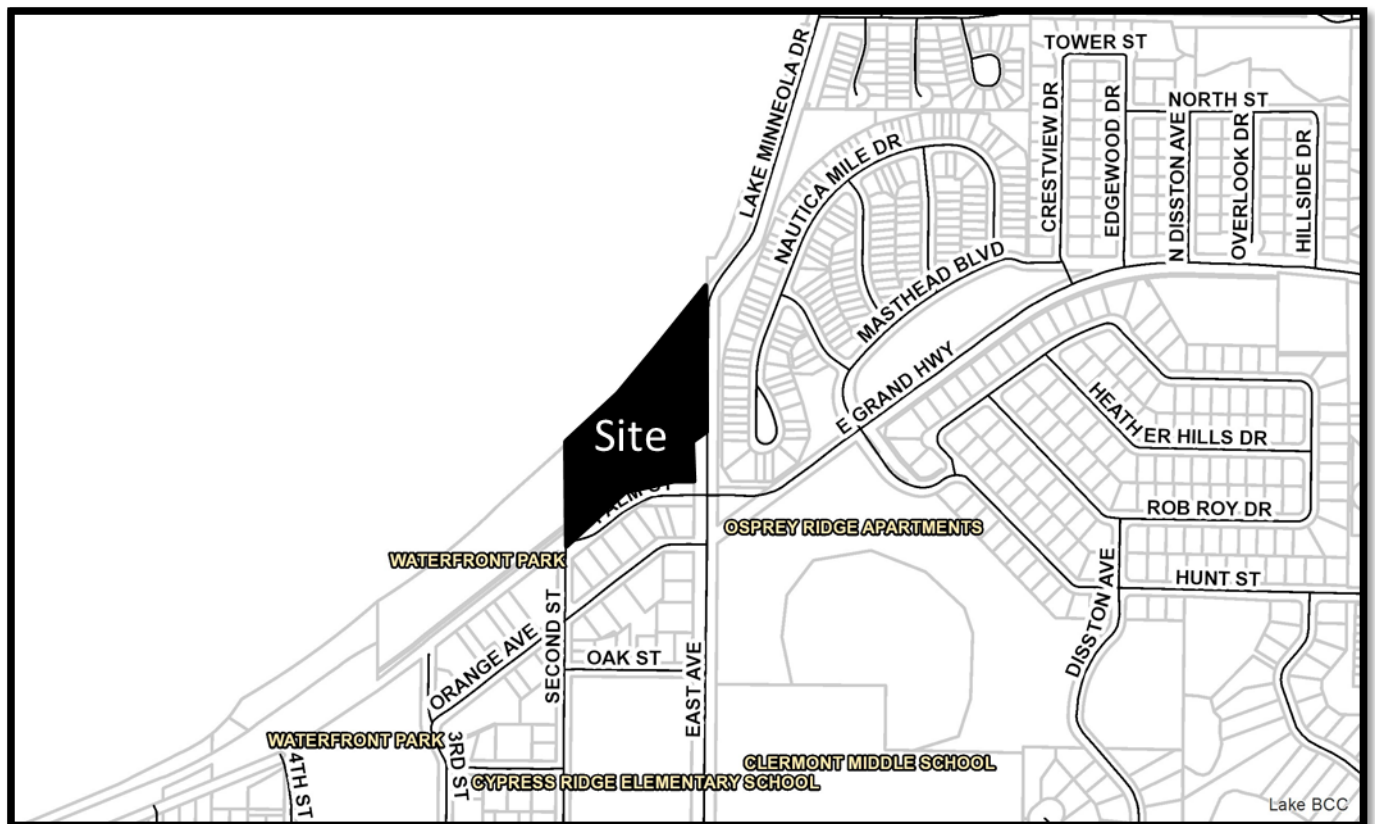
CITY OF CLERMONT
ORDINANCE NO. 2018-26

and effect from the Section to which such holding shall apply.

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-26

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of September, 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 Bell Ceramics Boat Ramp Site

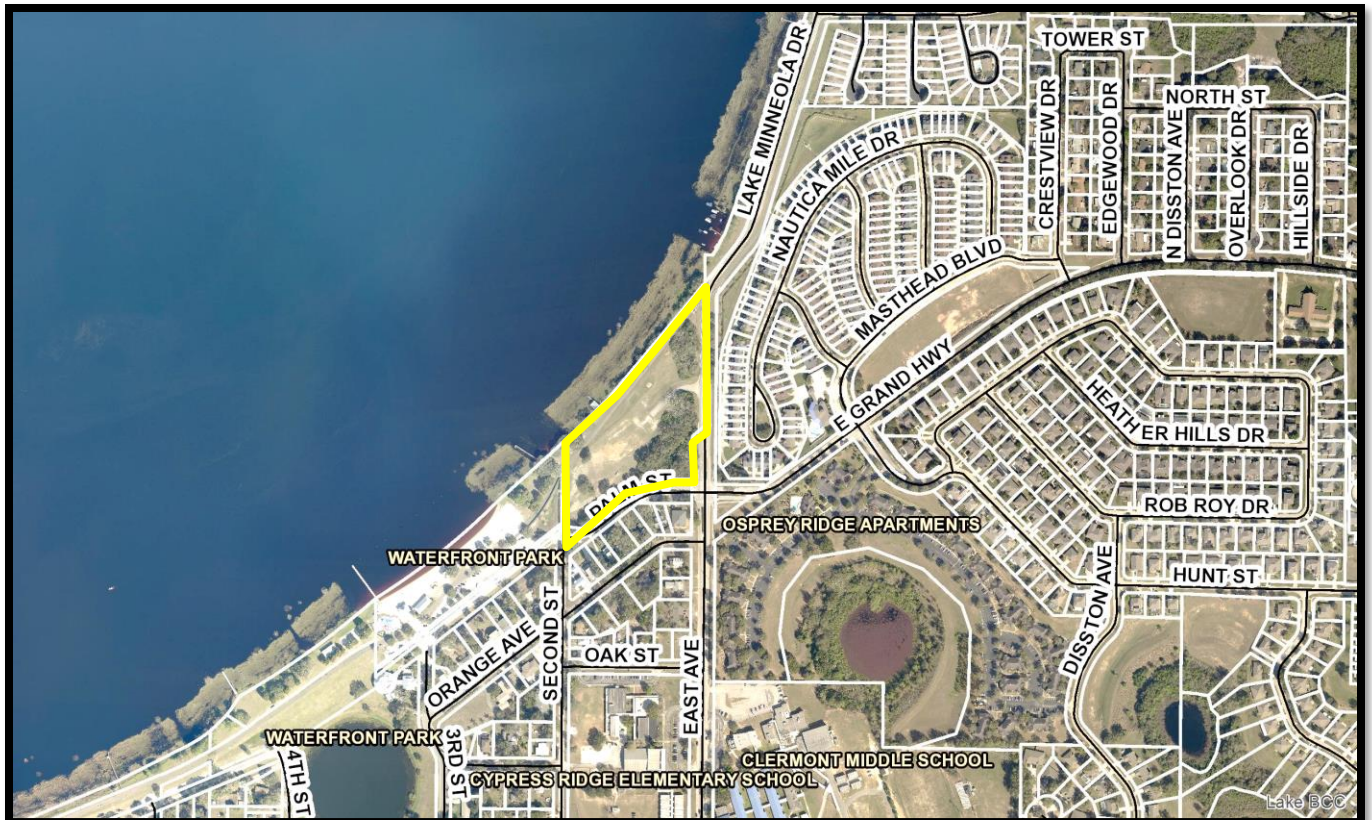
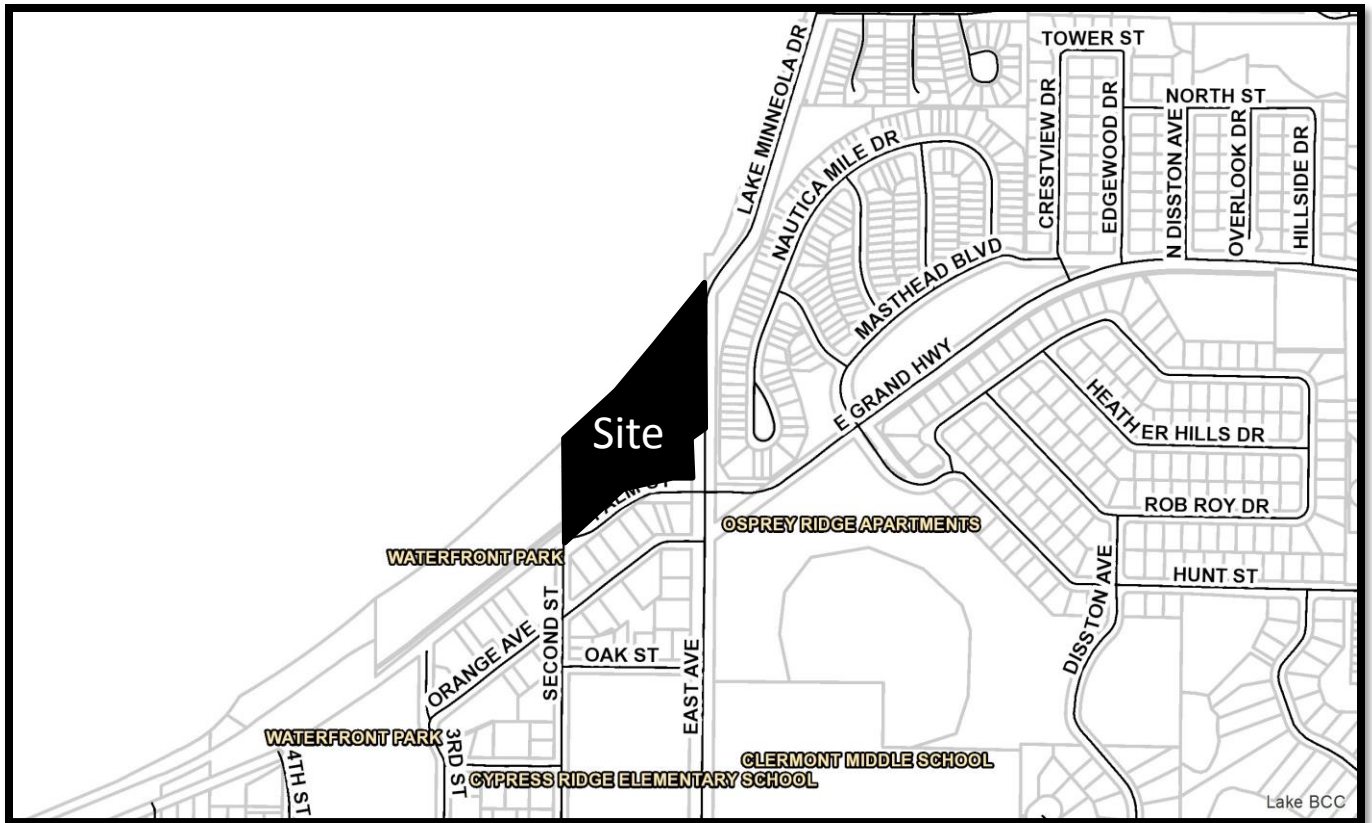


Exhibit - Zoning Map
Bell Ceramics Boat Ramp Site

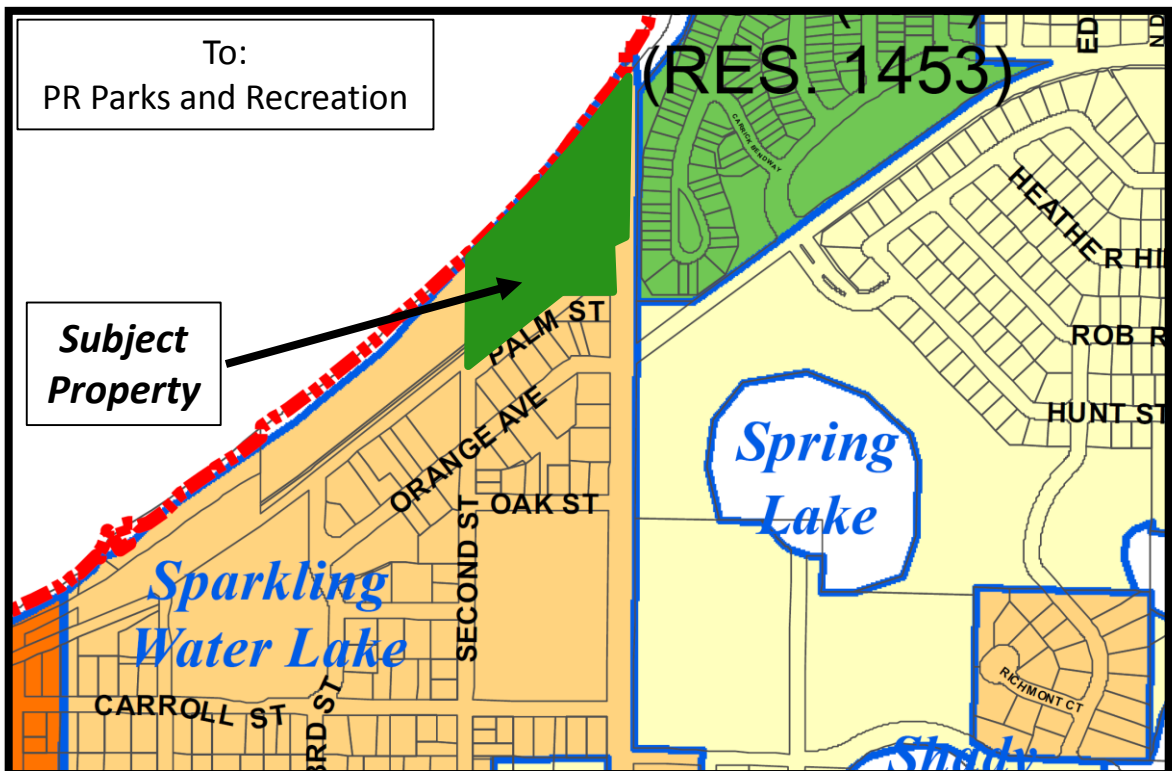
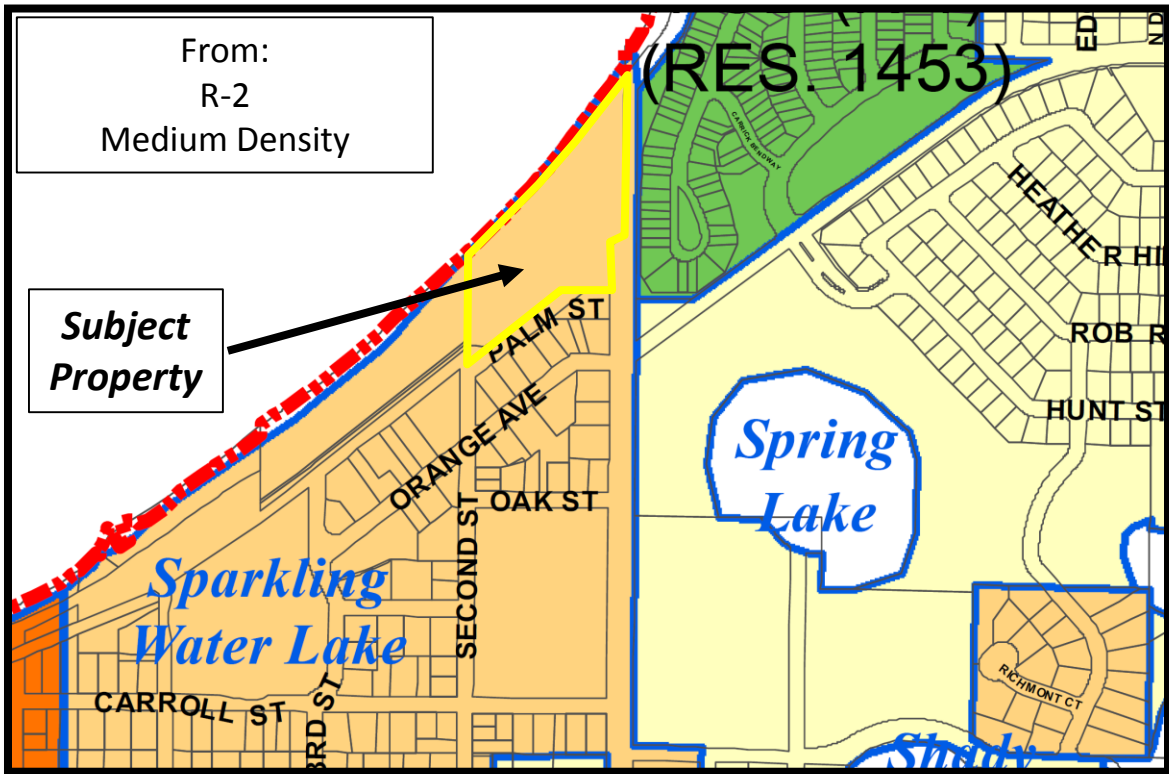
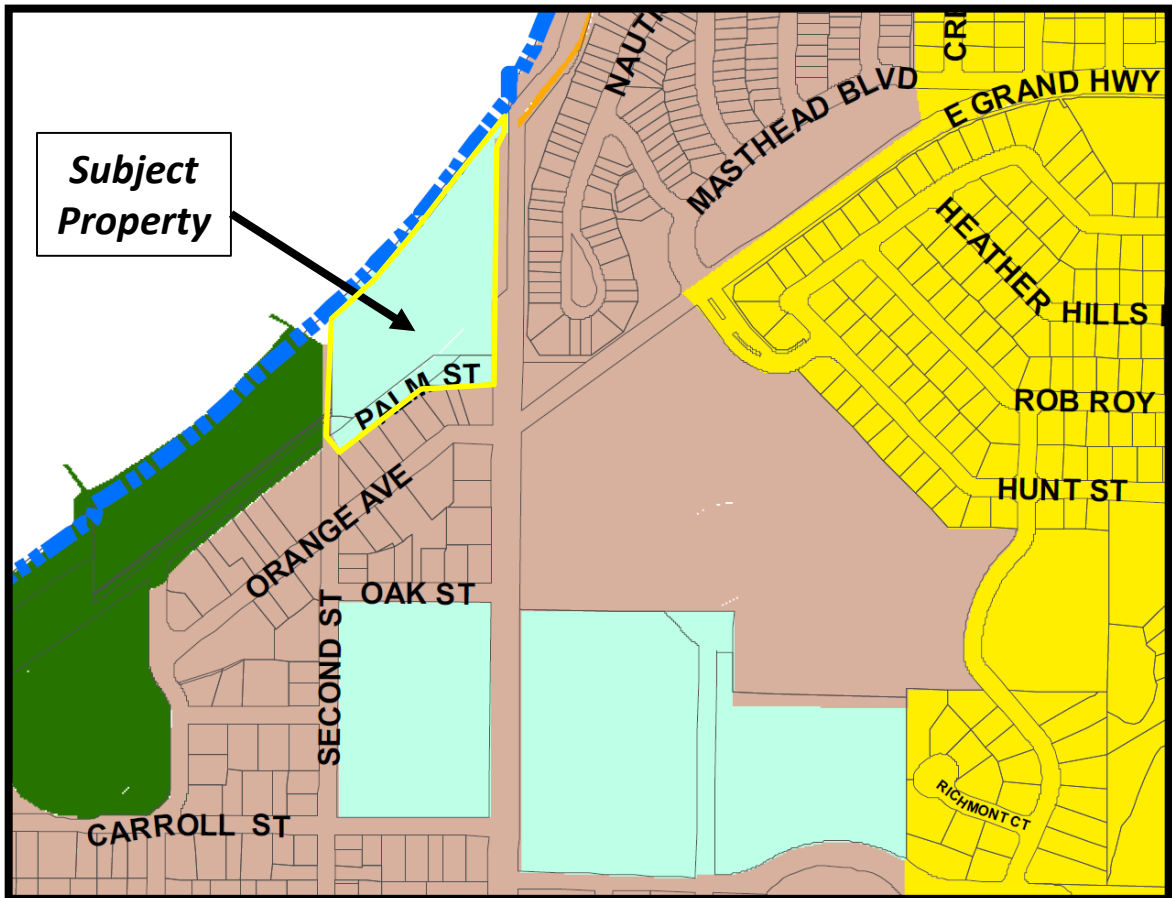


Exhibit – Future Land Use Map Bell Ceramics Boat Ramp Site



Legend

-  City Limits
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential/Office
-  Office
-  Downtown MU
-  Commercial
-  Conservation
-  Industrial
-  Master Planned Development
-  Parks
-  Public Fac/Institutional

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: 10078600
Phone: (352) 241-7331
Date: 07/13/18
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	07/31/2018	08/28/2018	\$284.48

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. 2018-26

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

LOCATION

Northeast corner of the intersection of Second Street and Palm Street (Former Bell Ceramics Site)
Alternate Key 3785878 & 3870644

LEGAL DESCRIPTION

A parcel of land bounded and described as follows:

Bounded on the West by the centerline of Second St as shown in Sunset heights according to the Plat thereof as recorded in Plat Book 5 Page 42, Public records of Lake County, Florida and the Northerly extension of said Second St. to the shores of Lake Minneola. Thence run Northeasterly along the shores of Lake Minneola to a point on the northerly extension of the West right of way line of East Ave. on said plat. Thence run Southerly along said extension and West right of way line of East Ave. to a point on the Northeast corner of the S30' of Lot 1 Blk 5 said Sunset Heights. Thence run Westerly to the North

right of way line of Palm St. said plat. Thence run Southwesterly along said right of way to the centerline of Second St. said plat.

From: R-2 Medium Density Residential District
To: PR Parks and Recreation District

This request will be considered by the Planning & Zoning Commission on Tuesday, August 7, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, September 11, 2018 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10078600
July 31, 2018 &
August 28, 2018

Payment Info	
Ad Price	\$284.48
Tax	\$0.00
Sub Total	\$284.48
Prepaid Amount	\$0.00
Balance Due	\$284.48



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 14, 2018	
Agenda Item Name	
Ordinance No. 2018-27 <i>Transmittal Hearing</i> <i>FLU Text Amendment</i>	
Requested Action	
Recommend transmittal of Ordinance 2018-27.	
Staff Report	
This is a staff initiated Future Land Use text amendment to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private market place. The proposed text amendment is to allow a higher density through a density bonus program for a specific number of affordable housing units to be included in the overall project. The Commercial and Master Planned Development Future Land Use Category were the primary land use categories that would benefit directly with affordable housing locations in the City. The goal is to have housing stock close to employment areas, public transportation opportunities, walkable communities and from working, shopping, and entertainment venues. The most recent workforce housing project, the Woodwinds Apartment Community, offers housing for workforce employees at a rate that is affordable, based upon a slotted index of their income. The housing project has received great interest and high demand since affordable units in the Clermont area are lacking in number. Some of the recent apartment communities and residential developers have asked about higher density in exchange for affordable housing units added to the overall project. This practice is known as inclusionary housing. Inclusionary housing means that each residential development will include a set-aside, or portion of housing units that are designated as affordable. The number of bonus units will be pro-rated to the number of units offered for a specific income level. The income levels will be extremely low income households, low income households, or moderate income households of the Clermont's Area Median Income (AMI). The 2016 US Census Data for Clermont's AMI is \$56,037. Extremely low income would be up to 50% of the AMI (\$28,018), low income up to 80% of the AMI (\$44,830), and moderate income would be up to 100% of the AMI (\$56,037). Land Development Regulations would address the affordable housing bonus density in greater detail and the requirements of the program. This proposed text amendment provides the framework for the consideration to allow an increase in density, if certain criteria is met, in the Commercial and Master Planned Development Future Land Use Category. The proposed text amendment would provide an increase from 12 units per acre up to 25 units per acre in the Commercial and Master Planned Development Future Land Use Category. The following existing Comprehensive Plan Objective and Policies from Chapter III in the Housing Element support the proposed text amendment. Objective 1.2: <u>Affordable Housing</u>. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households.	

Policy 1.2.1: The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income CITY OF CLERMONT COMPREHENSIVE PLAN HOUSING Ordinance #621-M Adopted June 23, 2009 III-2 households are explored and implemented through involvement in federal, state and local housing programs.

Policy 1.2.2: The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

Policy 1.2.4: The City shall add regulations in the Land Development Code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

Policy 1.2.8: The City's Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space.

The evidence provided in the existing Housing Element of the Comprehensive Plan and the growing need for affordable housing in our community supports the requested text amendment. The text amendment sets the stage for future affordable housing opportunities that are currently non-existent due to high development costs and housing density limited to 12 units per acre. Therefore, staff recommends transmittal of the text amendment to change the density of Commercial and Master Planned Development Future Land Use Categories to encourage affordable housing opportunities in the City of Clermont. Once the state expedited review concludes, the text amendment will be brought back to the City Council for final adoption on September 25, 2018. *The Planning and Zoning Commission recommended unanimous approval, 7-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | Ord 2018-27 FLU Text Change Density | Ord 2018-27 FLU Text Change Density.doc |
| 2. | Exhibit A - Future Land Use Element 2018 Affordable Housing Addition | Exhibit A - Future Land Use Element 2018 Affordable Housing Addition.docx |
| 3. | Legal Ad Proof 2018-27 | Legal Ad Proof 2018-27.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO AMEND THE MAXIMUM DENSITY FOR THE COMMERCIAL AND MASTER PLANNED DEVELOPMENT FUTURE LAND USE CATEGORIES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, 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 Statutes 163.3187; and

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

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

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, 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 Element is hereby amended as shown in Exhibit A.



CITY OF CLERMONT
ORDINANCE NO. 2018-27

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.



CITY OF CLERMONT
ORDINANCE NO. 2018-27

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of September, 2018.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended February 28, 2017
Amended September 25, 2018

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CHAPTER I
FUTURE LAND USE

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

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 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.1.2: The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

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 locations.

Objective 1.2: Future Land Use Map Series. The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 1.2.2: The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Lake County emergency management plan.

Policy 1.2.3: The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will be allowed only if it is consistent with the FLUM and the zoning district.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 – 25 units per acre/0.25 FAR
Downtown Mixed-Use	12-40 units per acre/3.0 FAR
Commercial	12 – 25 units per acre/0.25 FAR
Industrial	1.0 FAR

Objective 1.3: Conservation Land Use Category. The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.

Policy 1.3.1: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

Policy 1.3.2: Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.

Policy 1.3.3: If it is impractical to designate the area containing conservation resources as conservation land use due to size, location or other factors, the City shall have the option of obtaining a conservation easement from the property owners to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as conservation land use on the FLUM.

Policy 1.3.4: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

Objective 1.4: Parks Land Use Category. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.

Policy 1.4.1: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).

Policy 1.4.2: Not all parks and recreational facilities are required to be shown as parks on the FLUM. Park and recreation uses shall be allowed in other categories as support uses.

Objective 1.5: Public Facilities/Institutional Land Use Category. The public facilities/institutional category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels meeting threshold sizes established herein.

Policy 1.5.1: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.

Policy 1.5.2: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.3: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.4: The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Objective 1.6: Residential Land Use Categories. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public

utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.6.2: Medium-Density Residential. Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments.

Policy 1.6.3: High-Density Residential. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.6.4: Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for high-density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.
- Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, except in the Downtown Mixed Use Category, which may allow a bonus density of up to 40 units per acre through a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. The maximum density for residential uses shall be 12 units per acre in the Master Planned Development Use Category except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre in the Residential/Office Category shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.3: Downtown Mixed-Use. The downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. Based on current land use trends, the City estimates that the mix of uses will be 70 percent office and commercial uses and 30 percent residential, public facilities/institutional and recreation uses. The maximum intensity for office, commercial and institutional uses shall be 3.0 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.7.5: Performance standards for mixed-use developments shall include, but are not limited to, the following:

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.
- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

Objective 1.8: Office Land Use Category. The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.8.1: Residential uses are not allowed in the office category.

Policy 1.8.2: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.9: Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.9.1: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.9.3: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.

Policy 1.9.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Policy 1.10.3: The maximum intensity of industrial development shall be limited to 1.0 FAR.

Objective 1.11: Smart Growth Principles. New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.

Policy 1.11.1: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

Policy 1.11.2: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 1.11.3: New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Policy 1.11.4: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Objective 1.12: Public Facilities and Services. Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

Policy 1.12.1: The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines, Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City’s transportation concurrency management system.

Policy 1.12.2: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient

capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

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

Policy 1.12.5: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

Policy 1.12.6: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Policy 1.12.7: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.

Policy 1.12.8: Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

Policy 1.12.9: Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Objective 1.13: Natural Resources. Natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, F.S., and limitations on use consistent with the degree of protection required.

Policy 1.13.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;

- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

Policy 1.13.2: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

Policy 1.13.3: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

Policy 1.13.4: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.

Policy 1.13.5: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.13.6: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.

Policy 1.13.7: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.

Policy 1.13.8: The City shall ensure the preservation of natural communities and listed animal species habitat through land acquisition of natural areas and open space.

Objective 1.14: Historic Resources. Important historic and archaeological resources of the City of Clermont shall be protected through identification, classification and regulation of development consistent with the degree of protection required for the resource.

Policy 1.14.1: The City, through its adopted historic preservation ordinance, will protect significant historic, cultural and archaeological resources.

Policy 1.14.2: The City shall identify and inventory sites of historical significance.

Policy 1.14.3: The City's land development regulations shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.14.4: Historic resources and their environments shall be considered for inclusion in public acquisition programs for appropriate passive recreation and for open space and conservation.

Policy 1.14.5: If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall determine the extent and nature of the site and report such findings to the state by a master site file application. The City shall mitigate any impacts to the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 1.14.6: The City shall negotiate with landowners prior to the development review process, to avoid disturbance of known historical and pre-historic sites.

Policy 1.14.7: The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Clermont.

Objective 1.15: Redevelopment and Renewal of Blighted Areas. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.15.1: The City shall continue to implement the recommendations for the Clermont community redevelopment area.

Policy 1.15.2: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time-frames identified in the element.

Policy 1.15.3: The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

Objective 1.16: Plan Implementation. The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

Policy 1.16.1: Proposed residential developments shall be required to meet state subdivision requirements and the City's land development regulations with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

Policy 1.16.2: Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

Policy 1.16.3: It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements; and
- minimum open space requirements for master-planned developments.

Policy 1.16.4: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 1.16.5: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Policy 1.16.6: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 1.16.7: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Policy 1.16.8: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.

- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

Policy 1.16.9: The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

Policy 1.16.10: Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

Advertising Receipt

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CITY OF CLERMONT
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CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10078801
Phone: (352) 241-7331
Date: 07/17/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
CITY OF CLERMONT NOTICE OF PROPOSED AMENDMENT TO COMPREHEI	07/28/2018	09/11/2018	\$220.24

**CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2018-27**

The City of Clermont will hold public hearings on Tuesday, August 7, 2018 at 6:30 pm before the Planning and Zoning Commission and on Tuesday, August 14, 2018 at 6:30 pm before the City Council (transmittal hearings), and on Tuesday, September 25, 2018 at 6:30 pm before the City Council (final adoption hearing) to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

Ordinance #2018-27:
An ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan for the City of Clermont, Florida, pursuant to the local government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting a text amendment to the Future Land Use Element of the Comprehensive Plan to amend the maximum density for the Commercial and Master Planned Development future land use categories; setting forth the authority for adoption of the Comprehensive Plan Amendment; setting forth the purpose and intent of the Comprehensive Plan Amendment; establishing the legal status of the Comprehensive Plan Amendment; providing for severability, conflict and an effective date.

The public hearings will be in the Council chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (first floor, City

Hall) between 8 am and 5 pm. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearing.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10078801
July 28, 2018 &
September 11, 2018

Payment Info	
Ad Price	\$220.24
Tax	\$0.00
Sub Total	\$220.24
Prepaid Amount	\$0.00
Balance Due	\$220.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date							
Tuesday, August 14, 2018							
Agenda Item Name							
Ordinance No. 2018-30 <i>Introduction Density</i>							
Requested Action							
Recommend introduction of Ordinance No. 2018-30.							
Staff Report							
Description of the Request: Amend the Land Development Code to review development standards for obtaining a density bonus to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private marketplace. Background and Discussion: According to the National Low Income Housing Coalitions annual report, the Orlando MSA, of which Clermont is in part, currently ties for second worst in the country for available affordable housing, offering only 17 available and affordable units per 100 renters. This year, Florida's minimum wage increased 15 cents to \$8.25 an hour, which based on a 40-hour week, the annual income would be \$17,160 before taxes, which is well below the federal poverty level of \$24,250 for a multi-family household. The predominant employment characteristic of Clermont, is hospitality and retail, whose average wage is minimum wage. To this end, many of the large employers in Clermont are sizable in nature, though offering part-time employment as the bevy of positions offered. A 2016 study from the Harvard Joint Center for Housing found that 45 percent of renters in the Orlando MSA are renters with a median income of \$35,000. The average rent in Clermont is: <table border="1"><tr><td>1-bedroom</td><td>\$1,100</td></tr><tr><td>2 bedroom</td><td>\$1,600</td></tr><tr><td>3 bedroom</td><td>\$1,800</td></tr></table> The rent affordable to a minimum wage earner is only \$421.00 per month. According to the National Low Income Housing Coalitions report, a worker earning minimum wage of \$8.25 per hour must work 86 hours per week to afford a one-bedroom in the Orlando MSA area. Further reported is 44% of area residents are "cost-burdened" which means they pay more than 30% of income toward housing costs. Federal and state housing subsidies alone do not provide the flexibility to increase the inventory of affordable housing in Clermont. Across the United States, many local jurisdictions have passed ordinances requiring inclusionary housing. Inclusionary housing means that each residential development must include a set-aside, or portion of housing units that are designated as affordable. In the case of the City of Winter Park, the jurisdiction also charges a linkage fee to non-residential developments to address the demand for affordable housing created by jobs expected to be located		1-bedroom	\$1,100	2 bedroom	\$1,600	3 bedroom	\$1,800
1-bedroom	\$1,100						
2 bedroom	\$1,600						
3 bedroom	\$1,800						

in the city. In Florida, the cities of Tallahassee, Key West, Jupiter, Orlando, and St. Petersburg have inclusionary housing ordinances. The City of Winter Park has a linkage fee.

Florida statutes provide justification for inclusionary zoning in Section 166.04151, which states:

Affordable Housing. - Notwithstanding any other provision of law, a municipality may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.

Intent

The proposed amendment will provide an opportunity for greater availability of affordable housing inventory through a density bonus and set-aside of floating units.

Specifically, this amendment proposes to:

- Allow for an increase in density along the Hooks Street Corridor, most proximate to major employment hubs and transit access. The increase in density would amend the current 12 du-acre and allow for a density bonus up to 20 du-acre with set aside of floating units for affordable housing.
- Allows for an increase in density along future annexed parcels within the Wellness Way area, excluding those properties fronting Hartwood Marsh. These properties are most proximate to future employment hubs and area of transit with access into the Orange County and Four Corners area. The increase in density would amend the current 12 du-acre and allow for a density bonus up to 25 du-acre with set asides of floating units for affordable housing.

Consistency with State Statutes

- Florida statutes provide justification for inclusionary zoning in Section 166.04151, which states:
 - o ***Affordable Housing.*** - Notwithstanding any other provision of law, a municipality may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances

Consistency with Comprehensive Plan

Objective 1.2: Affordable Housing. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households.

Policy 1.2.1: The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income CITY OF CLERMONT COMPREHENSIVE PLAN HOUSING Ordinance #621-M Adopted June 23, 2009 III-2 households are explored and implemented through involvement in federal, state and local housing programs.

Policy 1.2.2: The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

Policy 1.2.4: The City shall add regulations in the Land Development Code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

Policy 1.2.8: The City’s Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space

Implementation

The table below identifies the typical elements of an inclusionary housing ordinance and the proposed amendments to the City of Clermont Land Development Code. The complete proposed code amendment is attached.

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 du/units per acre.
Density Bonus	Current city code allows for up to 12 du/acre the density bonus for affordable housing would be any density greater than 12 du/acre: Hooks Street Corridor Up to 20 du/Acre provided the developer shall set aside one (1) of the following: 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10%) of the bonus units for low income. 3) 15 (15%) of the bonus units for moderate income households 4) Another set-aside mixed deemed acceptable by the City Council Wellness Way Area (excluding properties on Hartwood Marsh Rd) Up to 25 du/acre provided the developers shall set aside one (1) of the following: 1) Option to set aside, Five (5 %) of the bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units for low income. 3) Option to set aside, 15 (15%) of the bonus units for moderate income households 4) Option to set aside, another set-aside mixed deemed acceptable by the City Council
Definition of Affordable Units	Affordable is defined that the monthly housing

	costs must not exceed 30% of the household income. Unit affordability must be certified by the Economic Development and Development Services Department.
Target Household Income Levels	Moderate income (up to 100% of area median income AMI) AMI- Area Median Income Low income up to 80% AMI Extremely Low income up to 50% AMI Area Median Income: \$56,037 source 2016 U.S. Census Data
Length of Affordability	Perpetuity
Quality of Units	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market rate residents.
Management of Units	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City.
Quality of Construction Materials for the Density Bonus	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required.

An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Department. Annual verification of leased units as part of the density bonus is required from the date originally certified.

The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the Economic Development and Development Services Department.

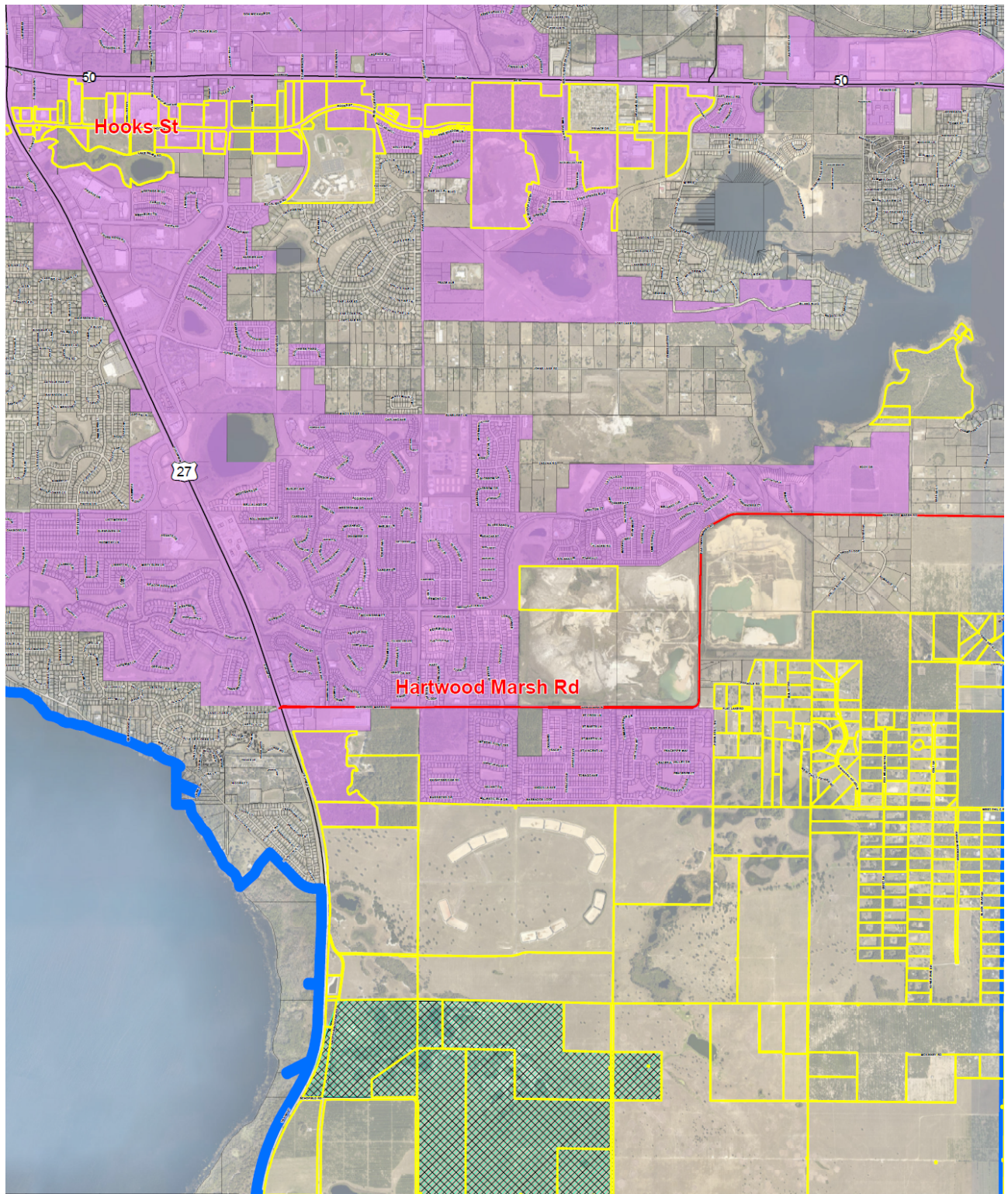
Projects may not pay a contribution in lieu of to attain a density bonus.

The Planning and Zoning Commission recommended unanimous approval, 7-0.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Density Bonus Map	Density Bonus Map.docx
2.	2018-30 Affordable Housing Bonus Density Ord	2018-30 Affordable Housing Bonus Density Ord.doc
3.	ORDINANCE NO. 2018-30 July Legal Ad	ORDINANCE NO. 2018-30 July Legal Ad.pdf
4.	ORDINANCE NO. 2018-30 Sept Legal Ad	ORDINANCE NO. 2018-30 Sept Legal Ad.pdf

Exhibit: In yellow areas considered for density bonus





CITY OF CLERMONT
ORDINANCE NO. 2018-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-358 AFFORDABLE HOUSING DENSITY BONUS, UNDER CHAPTER 122 ZONING; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR THE DENSITY BONUS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on August 7, 2018 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to add Section 122-358, Affordable Housing Density Bonus, of the City of Clermont's Code of Ordinances;

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

SECTION 1.

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

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

Section 122-358 Affordable Housing Density Bonus

(a) It is the intent of the City to provide an opportunity for greater availability of affordable housing inventory through a density bonus and set-aside of floating units.

(b) Sites for affordable housing shall be located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space.

(c) Criteria for affordable housing density bonus in consideration of projects.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 dwelling units per acre.
Density Bonus	Current city code allows for up to 12 dwelling units per acre the density bonus for affordable housing would be any density greater than 12 dwelling units per acre: Hooks Street Corridor Up to 20 dwelling units per acre provided the developer shall set aside one (1) of the following: 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10%) of the bonus units for low income. 3) 15 (15%) of the bonus units for moderate income households 4) Another set-aside mixed deemed acceptable by the City Council Wellness Way Area (excluding properties on Hartwood Marsh Road) Up to 25 dwelling units per acre provided the developers shall set aside one (1) of the following: 1) Option to set aside, Five (5 %) of the bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units for low income. 3) Option to set aside, 15 (15%) of the bonus units for moderate income households 4) Option to set aside, another set-aside mixed deemed acceptable by the City Council
Definition of Affordable Units	Affordable is defined that the monthly housing costs must not exceed 30% of the household income. Unit affordability must be certified by the Economic Development and Development Services Department.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

Target Household Income Levels	Moderate income (up to 100% of area median income Area Median Income) Low income up to 80% Area Median Income Extremely Low income up to 50% Area Median Income Area Median Income: \$56,037 source 2016 U.S. Census Data
Length of Affordability	Perpetuity
Quality of Units	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market rate residents.
Management of Units	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City.
Quality of Construction Materials for the Density Bonus	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required.

(d) An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Department.

(e) Annual verification of leased units as part of the density bonus is required from the date originally certified.

(f) The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the Economic Development and Development Services Department.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

- (g) Projects may not pay a contribution in lieu of to attain a density bonus.

SECTION 4.

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

SECTION 5.

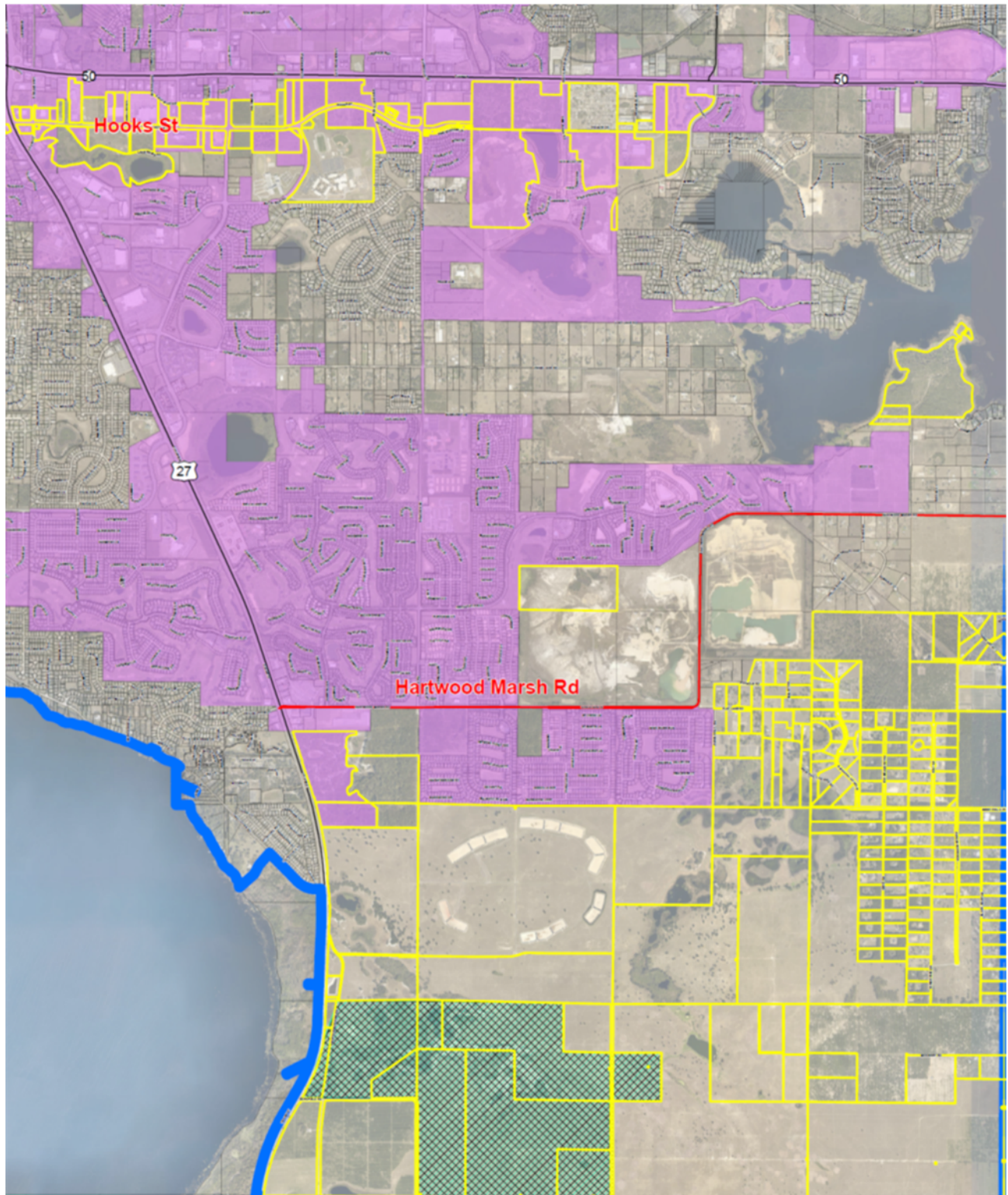
The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial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

SECTION 6.

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

CITY OF CLERMONT
ORDINANCE NO. 2018-30

Exhibit: Possible Affordable Housing Density Bonus Areas highlighted in yellow





CITY OF CLERMONT
ORDINANCE NO. 2018-30

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

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: 10079096
Phone: (352) 241-7331
Date: 07/25/18
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	07/31/2018	07/31/2018	\$120.33

LEGAL NOTICE

office, (352) 241-7331, at least 48
hours prior to the public hearings.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10079096
July 31, 2018

ORDINANCE NO. 2018-30

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; ADDING SECTION
122-358 AFFORDABLE HOUSING
DENSITY BONUS; PROVIDING FOR
CODIFICATION; SEVERABILITY; EF-
FECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by
the Planning & Zoning Commission
on Tuesday, August 7, 2018 at 6:30
P.M.

A public meeting to consider the ordi-
nance will be held before the City
Council on Tuesday, September 25,
2018 at 6:30 p.m. for final enact-
ment.

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

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

Please be advised that, under State
law, if you should decide to appeal a
decision made with respect to this
matter, you will need a record of the
proceedings, and may need to ensure
that a verbatim record is made. Per-
sons with disabilities who need assis-
tance should contact the City Clerk's

Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33

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: 10079097
Phone: (352) 241-7331
Date: 07/25/18
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	09/11/2018	09/11/2018	\$120.33

LEGAL NOTICE

office, (352) 241-7331, at least 48
hours prior to the public hearings.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10079097
September 11, 2018

ORDINANCE NO. 2018-30

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; ADDING SECTION
122-358 AFFORDABLE HOUSING
DENSITY BONUS; PROVIDING FOR
CODIFICATION; SEVERABILITY; EF-
FECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by
the Planning & Zoning Commission
on Tuesday, August 7, 2018 at 6:30
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inspection in the office of the City
Clerk, 685 W. Montrose Street, Mon-
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Please be advised that, under State
law, if you should decide to appeal a
decision made with respect to this
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proceedings, and may need to ensure
that a verbatim record is made. Per-
sons with disabilities who need assis-
tance should contact the City Clerk's

Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33

**AGENDA ITEM**

Meeting Date	
Tuesday, August 14, 2018	
Agenda Item Name	
Ordinance No. 2018-28 <i>Introduction</i> <i>Parking Code Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2018-28	
Staff Report	
Discussion/Analysis	
The City staff has embarked on a comprehensive, citywide evaluation of parking and the relationship to the quality of life, economic development and environmental sustainability of the community. The city parking code has not been updated since the 1980's. The goals of the study were to: (1) identify parking issues, concerns and needs- both current, and to the extent possible, anticipated future needs; and (2) identify implementation strategies to address the stated issues, concerns and needs. For purposes of accomplishing the task, city staff inventoried and examined 661 acres of commercial parking within the city limits for its use and function. At the same time, a stakeholder group was formed to assist in gaining industry and subject matter insights, along with health equity information. An oversupply of vehicular use areas and parking can impact and shape community health experiences. The stakeholder group included commercial developers, commercial engineers, architects, and healthcare leaders, persons representing individuals with physical disability, Chamber of Commerce, citizens and property owners. City staff also benchmarked the parking current code against neighboring peer-cities of like size and function. The Stakeholder Group shared the following concerns regarding the city parking code: 1. Increased conflicts exist in parking lots between motorists and pedestrians, some attribute to distracted driving compounded by a lack of dedicated pedestrian connections in parking lots. 2. Current City Parking Code diminishes mixed-use opportunities, which is highest and best use of land. 3. The environment of retail is changing. Fewer retail brick and mortar segments are thriving. Customers are spending less time in retail establishments increasing parking space turnover. Retailers are using less employees and often smaller retail outparcels only have one-employee working per shift. Online orders have also changed the need for parking. 4. Shopping center leasing agents see less interest from retail establishments and more interest from food and beverage establishments. Food and beverage uses generally require more parking,	

but often at different peak hour impacts of retail parking.

5. Office space environment is changing with more employees working remotely and meetings occurring online. Office users also use more free-lance contract employment where those free-lance contractors are not occupying office space full-time.
6. Changing environment of food and beverage users with increased demand for fast-casual restaurants vs. dine in restaurant space. Fast-casual restaurant parking space turns over more frequently than full-service dine in establishments. Both Fast-Food and Fast-Casual segments see online orders growing where customers order via an online app and the food is picked up.
7. Tenant mix is an important consideration to parking with the hours of operation amongst all of the varied types of users. This should be considered into any revamping of the City parking strategy.
8. Lending Institutions require self-sufficient parking as a condition of project financing. The private sector is unlikely to diminish their Lender-required parking when they seek alterations to tenant mix or add additional program to project sites.
9. Healthcare leaders encourage walking. In Clermont, lifestyle acquired diseases are leading cause of death and higher rates than national rates. Walking from the parking space to an establishment should be encouraged through making the experience safe.
10. Persons representing those with physical disability encouraged direct pedestrian connections particularly in large parking lots serving shopping villages.
11. Need to encourage additional Handicap parking spaces.

Staff is proposing the following changes to the City Parking Code which reduce or modify parking requirements for several land use categories including, most notably, retail, commercial retail centers, warehousing and wholesaling uses. Staff conducted extensive research to arrive at the recommended parking requirements, including a comparison between other cities, discussions with the business community and testing the recommended requirements on existing commercial and industrial properties to gauge their level of impact. Staff also conducted several field surveys of existing commercial and industrial properties to verify actual parking demands.

This amendment would provide meaningful regulatory relief to the business community by reducing the number of parking variance requests reviewed by the Planning Commission. The recommended amendment was carefully developed to meet and balance the needs of the business community while ensuring that the changes will not create detrimental parking shortages in the community. *The Planning and Zoning Commission recommended unanimous approval, 7-0.*

Challenge/Concern	Solution
Lack of dedicated pedestrian connections in parking lots.	Parking lots will be required to have both cross access to adjacent parcels along with dedicated pedestrian connections from parking lot segments to the building entry for safe access and accommodation.
Wheel-stops along landscape buffers add to	Striking the requirement for wheel-stops next to

pedestrian and vehicle hazards.	landscape buffers.
Fast-casual restaurants require different parking demands than traditional dine-in, full-service establishments.	Parking Code land use for fast-casual added to the parking code.
Current parking code requirements high for retail uses.	Update the Parking Code to require 1 space per 333 sq. ft. Wholesale uses will be required to have 1 space per 200 sq. ft.
Challenge/Concern	Solution
The Restaurant Land Use in the parking code calculates parking needs based on gross square floor area of patron use. This is not consistent with other cities and ITE data.	Update the parking code to reflect calculating restaurant parking based on seats. 1 space per 4 seats.
Opportunities to increase handicap parking.	Allow the City Manager to provide authority for a development to lose 2-standard parking spaces if they are willing to add one (1) additional handicap parking space in an appropriate location.
Downtown CBD Parking Code located in a different section of the Land Development Code than City parking, which creates confusion.	Co-locating the downtown CBD parking code with the City-wide parking code.
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2018-28 Parking and Landscaping	2018-28 Parking and Landscaping.doc
2.	ORDINANCE NO. 2018-28 Final Legal Ad	ORDINANCE NO. 2018-28 Final Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-28

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 98 PARKING AND VEHICULAR USE AREAS; AND CHAPTER 118 VEGETATION; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on August 7, 2018 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 98 Parking and Vehicular Use Areas, and Chapter 118 Vegetation, Section 118-38 Vehicular Use Area Interior Landscaping; of the City of Clermont's Code of Ordinances;

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

SECTION 1.

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (underlined indicates added and strikethrough indicates deletion):

Chapter 98 Parking and Vehicular Use Areas

Section 98-1 Purpose and intent of chapter.

The purpose of this chapter is to delineate regulations which apply to the transportation system, including parking, loading, unloading, service area space and vehicular access requirements. The intent of this chapter shall be to ~~createsupport the economic development goals of the city through the development of real property by creating~~ and implementing an efficient, safe and balanced system of traffic management and circulation that accommodates motorized and non-motorized vehicles and provides for adequate and appropriate parking and loading facilities.

(Code 1998, § 98-1; Ord. No. 281-C, § 1(ch. 12, § 1), 11-8-1994)



CITY OF CLERMONT
ORDINANCE NO. 2018-28

Section 98-2 Off-street parking facilities required

Off-street parking areas, including required parking spaces, access ways, buffers and related off-street parking appurtenances, shall be provided for all buildings and uses on the premises. The requirements of this Chapter shall apply to all development, whether new structures or alterations to existing structures.

(a) *Compliance with Regulations.* The requirements for off-street parking applicable to any use shall be a continuing obligation of the owner and occupant of the property on which any such use is located, so long as the use is in existence. It shall be unlawful for an owner or occupant of any use affected by this Section to discontinue, change, dispense with, or in any way cause a change in the size, design or number of parking spaces required by this Section, apart from the discontinuance of such use, without establishing alternative parking spaces which meet the requirements of this Section, or for any person to use such building without acquiring such land for parking which meets the requirements of this Section. In addition, parking spaces required by this Section shall not be made unusable or inaccessible in any way during the life of the use served by such parking spaces, except as required for maintenance and repair. This section shall not prohibit the replacement or reconfiguration of parking spaces at grade, below grade or above grade to comply with the requirements of this Section.

(Code 1998, § 98-2; Ord. No. 281-C, § 1(ch. 12, § 2(A)), 11-8-1994)

Section 98-3 Parking spaces

(a) *Size.*

1) *Standard parking spaces.* Standard parking spaces shall consist of a minimum net area of 200 square feet, with a minimum width of ten feet and a minimum length of 20 feet. All standard spaces shall be striped. Parking space depth may be reduced to 18 feet when spaces are perpendicular to perimeter landscaped buffers, do not include wheel stops, and the required minimum perimeter buffer width is expanded by a minimum of 2 feet.

2) *Compact parking spaces.* Compact parking spaces shall be 9 feet wide and 17 feet long. All compact spaces shall be double striped.

3) *Oversized spaces.* Oversized spaces shall be 10 feet wide and 35 feet long. All oversized spaces shall be striped.

(b) *Number of spaces.* The minimum off-street space requirements for all uses shall be in accordance with the table of minimum off-street parking space requirements in Section 98-14.

(c) *Mixed use development.* Where a mixed--use development is proposed, the parking standards for each individual proposed use shall be required. A parking study may be submitted to the Administrative Official to justify modifications to this requirement, such that shared parking can be justified based on the complimentary nature of the proposed uses and offsetting peak parking demands. The Administrative Official shall ensure that the minimum number of spaces necessary to accommodate the mix of uses is provided on site to accommodate

peak parking demand while reducing the overall amount of land devoted to parking to the greatest extent possible.

(d) *Large-scale development.* Certain large-scale uses, such as planned development projects, normally have a diversity and variability in parking demand. In such cases, a parking study is required to be submitted with the development proposal to identify the necessary parking requirement. The final decision on the amount of parking shall be determined by the development review committee in consideration of the parking study along with traffic engineering and planning data that is appropriate to the proposed development and intended use. The outcome should reduce the overall amount of land dedicated to parking while ensuring that typical daily peak parking demand is accommodated.

(Code 1998, § 98-3; Ord. No. 281-C, § 1(ch. 12, § 2(A)(1)—(4)), 11-8-1994)

Section 98-4 Alternative surfacing materials for parking areas

(a) Certain land uses, due to their unique character or due to the low volume of traffic produced, may provide parking surfaces of wood mulch or other materials after obtaining approval from the development review committee. In granting such a request, the development review committee shall consider the following matters:

- 1) The type of partially pervious material or type of wood mulch to be used for surfacing.
- 2) The site characteristics of the parking lot, including but not limited to the elevation, slope, drainage, soil type and adjacent surface conditions.
- 3) The type and amount of anticipated traffic flow in the parking lot.

(b) The following criteria shall be used in development and construction of an approved wood mulch parking area:

- 1) Use shall be essentially for passive parking, i.e., not more than two ingress/egress movements per day per vehicle space.
- 2) Natural soil on the site must be sandy, with only enough clay to bind particles and preclude rutting or flowing.
- 3) Soil percolation must absorb a minimum of 3½ inches of rainfall per hour over the entire area to be mulched.
- 4) Parking areas shall be graded as level as possible, with maximum slope in any direction not to exceed three percent, to preclude surface runoff from washing away mulch materials.
- 5) Subsurface areas shall be cleared and grubbed to remove all living plant growth, and then be graded and treated with an approved herbicide to prevent further growth in areas to be mulched.
- 6) Surfacing shall not be less than three inches of clean bark mulch, free from chips and sticks, after wetting and rolling.

7) Mulched areas shall be contained by concrete ribbon curbing, pressure-treated timbers, or precast concrete bumper blocks laid end to end. For this purpose, concrete sidewalks at or between ends of rows of vehicle spaces, not less than five feet wide, may be used, as well as concrete entrance drives and curb cuts, where applicable.

8) Green areas (planters, with grass and shrubs or trees) shall comprise not less than 20 percent of the total parking area, including driveways and walkways, and shall be provided with automatic or manual irrigation facilities, equipped with rain sensors and backflow preventers, and with adequate pressure and coverage to enable periodic wetting of the mulched areas to keep the mulch sufficiently moist to prevent its being blown or strewn by winds or vehicle exhausts, or ignited by the latter.

9) Requirements for size of lot or parcel coverage, number of vehicle spaces and driving lanes shall be the same as that for conventionally paved parking areas. Unless otherwise approved by the development review committee, circulation areas shall be paved.

10) The development review committee shall have sole discretion in determining whether or not the use of wood mulch, or other materials such as paver block or turf block, shall be suitable and acceptable for any specific location.

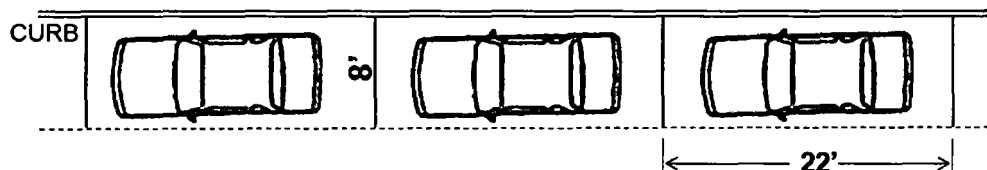
(Code 1998, § 98-4; Ord. No. 281-C, § 1(ch. 12, § 2(A)(5)), 11-8-1994)

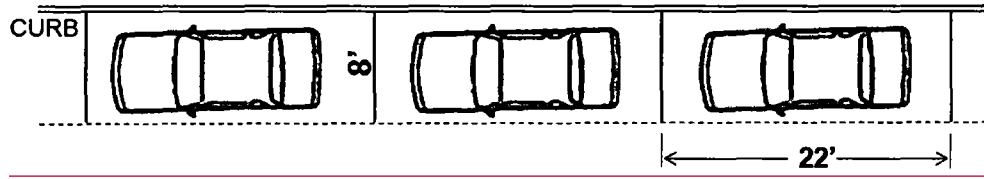
Section 98-5 Design of parking lots

(a) *The parking lot design*, including but not limited to arrangement of spaces, width of aisles and access drives, angle of spaces, installation of curbing, etc., shall be as specified in the figures in section 98-15. The specific design of each facility shall take into consideration the necessity of required landscaping in accordance with chapter 118, pertaining to vegetation. All parking lot improvements shall be paved in accordance with accepted city engineering standards.

(b) *Downtown parking*. In order to accommodate slower traffic movements and the historical nature of downtown, parallel on-street parking provided by the city of Clermont may be reduced to 8' x 22' as shown in figure 98-15D. The downtown parking area shall include the community redevelopment area (CRA) as shown in the downtown CRA redevelopment plan, adopted on December 8, 2015 by Ordinance No. 2015-77.

Figure 98-15D Downtown Parallel Parking
(Not to Scale)





(Code 1998, § 98-5; Ord. No. 281-C, § 1(ch. 12, § 2(B)), 11-8-1994; Ord. No. ~~2016-31~~2016-31, § 2, 8-23-2016)

Section 98-6 Ratio of full size parking spaces to compact and oversized spaces

(a) The ratio of full size parking spaces to compact spaces shall be 90 to ten. This ratio shall be maintained for the total number of parking spaces provided and shall apply only to buildings and uses where the required number of parking spaces is 25 or greater and 300 or less. Developers may increase this ratio, thus increasing the number of full size spaces, however, in no case shall the ratio of compact spaces be permitted to exceed this ratio. Compact spaces shall not be permitted for buildings and uses requiring less than 25 parking spaces or for residential uses. Projects requiring more than 300 parking spaces shall be considered threshold developments where final decision on the ratio of parking shall be determined by the development review committee in consideration of traffic engineering and planning data that is appropriate to the proposed development and intended use.

(b) The provision of oversized parking spaces to accommodate recreational vehicles and the like shall be applied to retail business facilities where required parking is 100 spaces or more. The ratio of three oversized parking spaces per each 100 required spaces or portion thereof shall be maintained for the total number of parking spaces provided.

(Code 1998, § 98-6; Ord. No. 281-C, § 1(ch. 12, § 2(C)), 11-8-1994)

Section 98-7 Level, reserved parking spaces for handicapped persons

Level parking spaces shall be reserved for physically handicapped persons according to the following requirements:

Total Spaces Provided	Spaces Required to Be Reserved
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7



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301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20 spaces plus 1 for each 100 over 1,000

(Code 1998, § 98-7; Ord. No. 281-C, § 1(ch. 12, § 2(D)), 11-8-1994)

Section 98-8 Loading, unloading and service area space

(a) *Required areas.* The off-street loading, unloading and service area requirements of this chapter are intended to provide minimum standards necessary such that no loading, unloading or servicing of buildings or structures by refuse collection, fuel, or other public or private service type vehicular activity shall adversely impact the public safety, generate excess capacity on the city street system, or cause undue congestion or conflict resulting from such activities. The requirements of this section shall apply to all public, semipublic, commercial and industrial development, whether new structures or alterations to existing structures. Off-street facilities shall be available for use prior to the issuance of any certificate of occupancy or a local business tax receipt, and the continued maintenance of such facilities shall be the obligation of the property owner and occupant as long as the use requiring such facility continues. No off-street facility shall be altered or discontinued except in accordance with this section.

(b) *Arrangement.*

1) The off-street loading, unloading and service area space shall be designed and arranged such that it may be used without blockage or interference with the function and safety of adjacent uses, streets, accessways or off-street vehicular and pedestrian traffic circulation.

2) The required spaces shall not be used for the storage of vehicles or materials, and shall not be used to meet off-street parking requirements.

3) All loading facilities shall be located on the same premises as the use they serve and shall not encroach on any rights-of-way or dedicated easements. All such facilities shall be well separated and buffered from adjacent uses in accordance with the provisions contained within this land development code.

(c) *Dimensions.* Each required off-street loading, unloading and service area space shall be a minimum of 60 feet in depth and 12 feet in width, with an overhead clearance of not less than 14 feet for each space required; however, upon review and approval of the specific use intended and site plan by the development review committee, a total area of not less than 720 square feet devoted to such use, with an overhead clearance of 14 feet, may be permitted for each space required.

(d) *Number of spaces.* The development review committee shall interpret and approve the amount of loading, unloading and service area space required for all uses based upon the following total aggregate floor area of each structure located on the premises:



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LOADING, UNLOADING AND SERVICE AREA SPACE REQUIREMENTS

Land Use Classification	Space Requirement
Retail, wholesale and industrial uses	1 loading berth for every 10 20,000 square feet of floor area, or portion thereof.
Bus and truck terminals	Sufficient space to accommodate the maximum number of buses or trucks that will be stored and loading or unloading at the terminal at one given time.

(Code 1998, § 98-8; Ord. No. 281-C, § 1(ch. 12, § 2(E)), 11-8-1994)

Section 98-9 Access.

All off-street parking, loading, unloading and service area space shall have vehicular access to a street, frontage road, or reverse frontage road and shall be subject to the following provisions:

(a) *Nonresidential uses.*

1) There shall be only one vehicular access point, not to exceed 40 feet in width, or two vehicular access points, not to exceed 20 feet in width each, located on any one street, frontage road, or reverse frontage road to serve the premises in question. One additional vehicular access point; not to exceed 40 feet in width, or two additional vehicular access points; not to exceed 20 feet in width each, shall be permitted for every 400 feet of parcel frontage on a single street, frontage road, or reverse frontage road. All access facilities shall require the approval of the development review committee for design or redesign and location.

2) All vehicular access points shall be located at least 100 feet, or two-thirds the distance of the parcel frontage on a street, whichever is greater, from the intersection of any right-of-way lines of streets.

3) All vehicular access points serving corner lots or tracts with less than 200 feet of frontage on only one street that is classified as an arterial, collector, or local collector in the traffic circulation element of the comprehensive plan shall be located on the street that intersects the arterial, collector or local collector roadway in question.

4) A minimum distance of at least 50 feet shall be required between any two vehicular access points located on any one street adjacent to and serving the premises in question.

5) All vehicular access points shall have a minimum width of at least 12 feet per lane of traffic.

(b) *Residential uses.*



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1) The maximum width of a residential driveway access to an off-street parking or other vehicular use area shall be 20 feet for two-way vehicular movement and ten feet for one-way vehicular movement. Single-family residential structures with three vehicular garage openings may allow driveway adjustments for front loaded garages as indicated in the table below. No more than one two-way access way shall be permitted for any street frontage up to 100 lineal feet, such standards to be applicable to any property under one ownership. Where such ownership involves over 151 feet of street frontage, one additional two-way or two additional one-way drives may be permitted.

Table 1: SINGLE-FAMILY RESIDENTIAL DRIVEWAY WIDTH STANDARDS

LOT WIDTH	MAXIMUM DRIVEWAY (FT)	DRIVEWAY APRON WITH FLARES (FT)
Less than 60 ft.	20	26
Greater than 60 ft.	30	36

2) Where such ownership involves over 251 feet of street frontage, one additional two-way or two additional one-way drives may be permitted for each additional 100 feet of frontage.

3) The city has the right to require owners who rebuild or rehabilitate substandard driveways to reconstruct them to meet the requirements of this chapter and other requirements of this land development code.

(Code 1998, § 98-9; Ord. No. 281-C, § 1(ch. 12, § 2(F)), 11-8-1994; Ord. No. ~~2015-78, § 2, 12-8-2015~~ 2015-78, § 2, 12-8-2015)

Section 98-10 Driveway construction standards

Driveways constructed below street grade must rise to an elevation at least to the top of the curb height on city right-of-way before reaching the owner's property line. Driveways constructed above the street grade should not exceed a grade of one inch per foot from the top of the curb to provide for vehicular clearance, unless otherwise approved by the city engineer. Sidewalks located within driveways shall be constructed in conformance with standards established by chapter 110, pertaining to subdivisions. All driveways and sidewalks shall be constructed in accordance with adopted city standards.

(Code 1998, § 98-10; Ord. No. 281-C, § 1(ch. 12, § 2(G)), 11-8-1994; Ord. No. ~~2015-78, § 2, 12-8-2015~~ 2015-78, § 2, 12-8-2015)

Section 98-11 Buffers



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Off-street parking and loading, unloading and service area space shall have a buffer of at least five feet in width provided along all streets on which the off-street parking and loading, unloading and service area space is located. All required landscaping shall be provided in conformance with chapter 118, vegetation. The required buffer may be provided for and included within any other buffer required by the provisions of this land development code to be located along streets.

(Code 1998, § 98-11; Ord. No. 281-C, § 1(ch. 12, § 2(H)), 11-8-1994)

Section 98-12 Lighting facilities.

All lighting facilities provided for off-street parking, loading, unloading and service area space shall be subdued, shaded and focused on the site so as not to create traffic hazards or subject adjoining premises to undue glare or adverse interference.

(Code 1998, § 98-12; Ord. No. 281-C, § 1(ch. 12, § 2(I)), 11-8-1994)

Section 98-13 Change of use of premises

Existing off-street parking, loading, unloading and service area space for any premises shall not be reduced unless it exceeds the requirements of this land development code. Where the use of existing premises is changed, the new use and premises shall conform with the off-street parking, loading, unloading and service area space and vehicular access requirements of this land development code. Any existing use not provided with conforming off-street parking, loading, unloading and service area space and vehicular access shall conform with the requirements of this land development code at the time of any alteration or expansion of the use.

(Code 1998, § 98-13; Ord. No. 281-C, § 1(ch. 12, § 3), 11-8-1994)

Section 98-14 Table of minimum parking space requirements

(a) *Determination for unlisted uses or alternative parking.* If the proposed use is not listed or compatible with a use listed in the table of minimum parking space requirements, the ~~planning and zoning director, who after consultation with the site review committee,~~ **Administrative Official** shall make a determination of the appropriate parking for the proposed use: based on the standards and guidelines of the Institute of Transportation Engineers (ITE) or the latest Smart Code published by the Form Based Codes Institute. In reaching the determination, the director ~~shall~~**may** consider and be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use, parking requirements of such uses in other jurisdictions, special conditions or situations of the proposed use, or a combination of sources.

(b) *Minimum off-street parking space requirements.* Minimum off-street parking space requirements are as follows:

Land Use	Minimum	<u>Minimum Number</u>	Per Unit of Measure
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	Number of Spaces per Indicated Unit	<u>of Spaces per Indicated Unit in the Central Business District</u>	
Single-family	2	<u>1</u>	Per dwelling unit
Multifamily	1.5	<u>1.25</u>	Per one-bedroom unit
Multifamily	2	<u>1.5</u>	Per two-bedroom unit
Multifamily	2.5	<u>2.0</u>	Per three-bedroom unit
Mobile home parks	2	<u>NA</u>	Per dwelling unit
Churches and funeral homes	1	<u>.5</u>	Per four permanent seats in the sanctuary or assembly room
Offices and veterinary clinics	1	<u>.6</u>	Per 200 square feet of floor space
Hospitals, clinics, ACLFs and nursing homes	1	<u>1</u>	For each four beds
Plus	1	<u>NA</u>	For each doctor
Plus	1	<u>.5</u>	For each 4 employees
Roominghouses and boardinghouses	1	<u>.5</u>	For each bedroom
Nursery schools, child care centers, kindergartens, or public, vocational and professional schools	1	<u>1</u>	Per 300 square feet of classroom space
Plus	1	<u>.5</u>	For each staff member
Plus	1	<u>.5</u>	For each four employees
Retail business, wholesale business and personal services	1	<u>.5</u>	Per 200 square feet of floor space
<u>Retail outside of the CBD</u>	<u>1</u>	<u>X</u>	<u>Per 333 Square Feet of Floor Space</u>
<u>Retail inside the CBD</u>	<u>X</u>	<u>1</u>	<u>Per 400 Square Feet of Floor Space</u>
Theaters, auditoriums and cinemas	1	<u>.5</u>	For each four seats in the assembly rooms



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Hotels, and motels and <u>Bed & Breakfast</u>	1	<u>1</u>	For each accommodation
Plus	1	<u>NA</u>	For each three employees
Restaurants, takeout only	1	<u>0</u>	Per 100 square feet of gross floor area
Restaurants and lounges	1	<u>.5</u>	Per 50 square feet of floor area devoted to patron use <u>Per 4 Seats (including outdoor seating)</u>
Plus	1	<u>0</u>	For each four employees
Automotive services and gas stations	4	<u>4</u>	For each grease rack <u>service bay</u> or similar facility
Plus	1	<u>0</u>	For each employee
Recreation facilities	1	<u>.5</u>	Per 200 square feet of floor area devoted to patron use
Golf course	6 /1	<u>NA</u>	Per green-/per practice tee
Lodges and clubs	1	<u>.5</u>	Per 50 square feet of floor space
Light manufacturing	1	<u>1</u>	Per 500 square feet of floor area
Or	1	<u>1</u>	For each two employees based on the greatest number of employees at work on the largest shift, whichever is greater
Unmanned utility facilities	1	<u>0</u>	Per 1,000 square feet of floor area, with a minimum of two spaces required
Warehouse <u>/Bulk Storage</u>	1	<u>.5</u>	Per 1,000 square feet of floor space, with a minimum of two spaces required
<u>Warehouse/Showroom</u>	<u>1</u>	<u>1</u>	<u>Per 1,000 square feet of floor space, with a minimum of two spaces required</u>

Note: Planned unit developments shall provide off-street parking based upon the aggregate sum of all proposed uses, discounted for any reduced parking benefit attributable to the unique mix of uses and offsetting peak hour parking demands.

(Code 1998, § 98-14; Ord. No. 281-C, § 1(table 12-1), 11-8-1994; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 373-C, § 2, 11-24-2009)

Section 98-15 Parking illustrations

Comment [RL1]: Add reduction 18' along perimeter landscaping without wheel stop. Addition 2' to buffer.

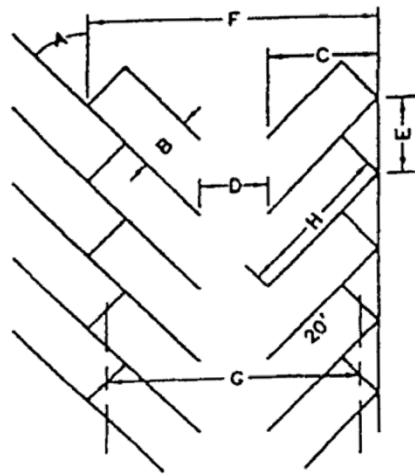


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The figures referenced in this chapter are set out in this section.

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Figure 98-15A. Parking Standards
(Not to Scale)



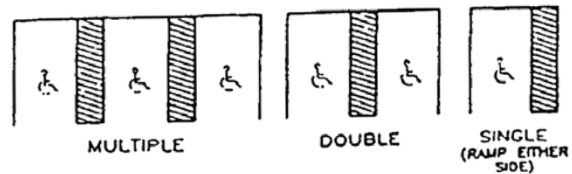
A	B	C	D	E	F	G	H
0°	10.00'	10.00'	12.00'	23.00'	32.00'	-	23.00'
30°	10.00'	18.66'	11.00'	20.00'	48.32'	39.66'	37.32'
45°	10.00'	21.21'	13.00'	14.14'	55.43'	48.36'	30.00'
60°	10.00'	22.32'	18.00'	11.55'	62.64'	57.64'	25.77'
90°	10.00'	20.00'	24.00'	10.00'	64.00'	64.00'	20.00'

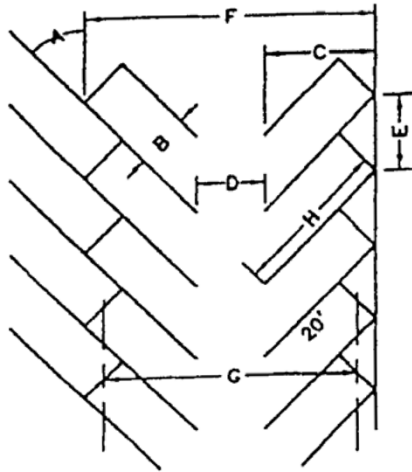
- A - PARKING ANGLE
B - STALL WIDTH
C - STALL TO CURB
D - AISLE WIDTH
E - CURB LENGTH PER CAR
F - MINIMUM OVERALL DOUBLE ROW WITH AISLE BETWEEN
G - STALL CENTER (DOES NOT INCLUDE OVERHANG)

HANDICAPPED PARKING

TOTAL PARKING IN LOT	REQUIRED NUMBER OF ACCESSIBLE SPACES
0 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% OF TOTAL
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000

(12' WIDE PARKING MINIMUM W/ 5' WIDE RAMPS)





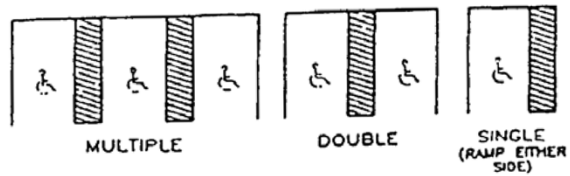
A	B	C	D	E	F	G	H
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30°	10.00'	18.66'	11.00'	20.00'	48.32'	39.66'	37.32'
45°	10.00'	21.21'	13.00'	14.14'	55.43'	48.36'	30.00'
60°	10.00'	22.32'	18.00'	11.55'	62.64'	57.64'	25.77'
90°	10.00'	20.00'	24.00'	10.00'	64.00'	64.00'	20.00'

A - PARKING ANGLE
B - STALL WIDTH
C - STALL TO CURB
D - AISLE WIDTH
E - CURB LENGTH PER CAR
F - MINIMUM OVERALL DOUBLE
ROW WITH AISLE BETWEEN
G - STALL CENTER (DOES NOT
INCLUDE OVERHANG)

HANDICAPPED PARKING

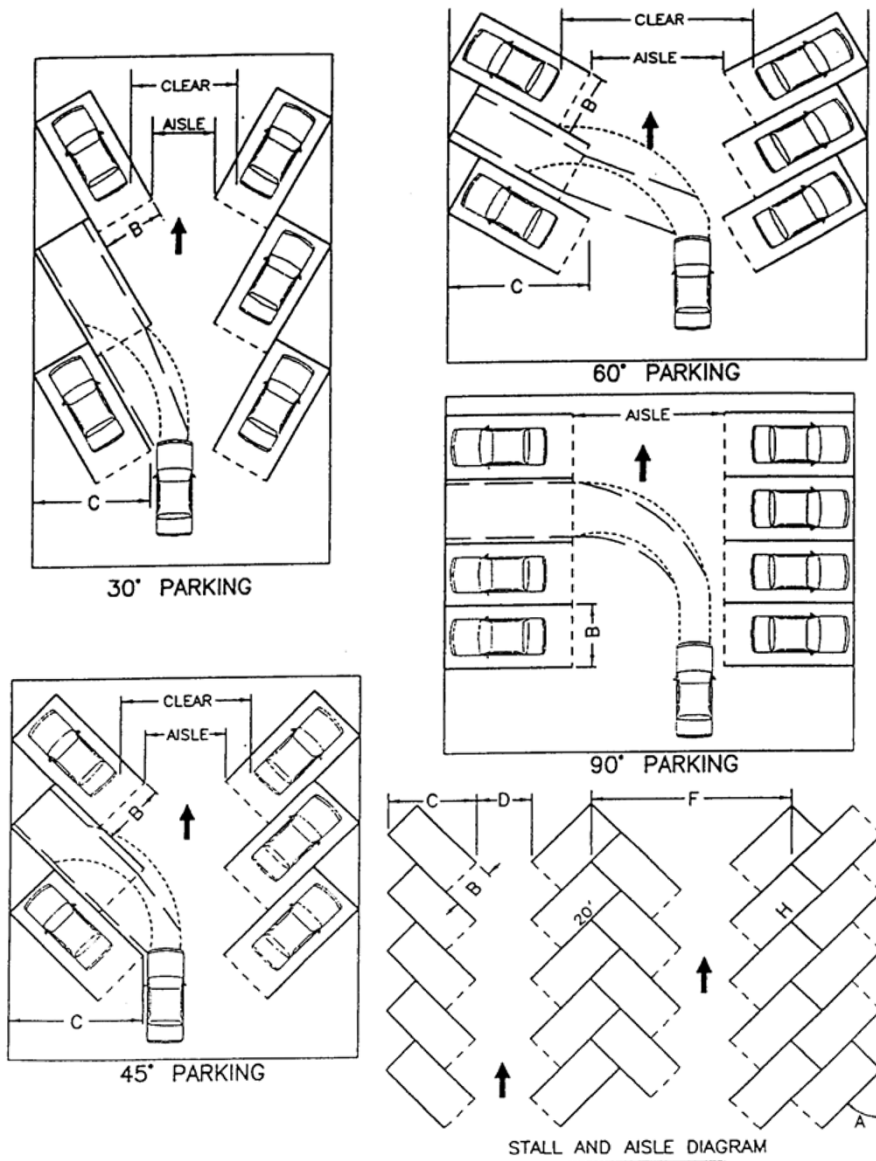
TOTAL PARKING IN LOT	REQUIRED NUMBER OF ACCESSIBLE SPACES
0 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% OF TOTAL
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000

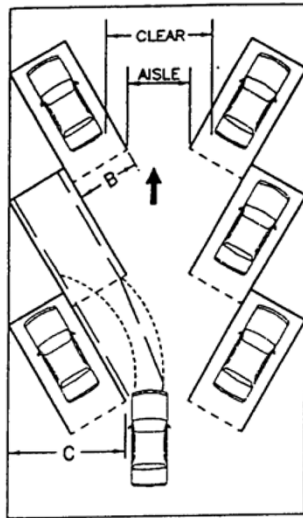
(12' WIDE PARKING MINIMUM W/ 5' WIDE RAMPS)



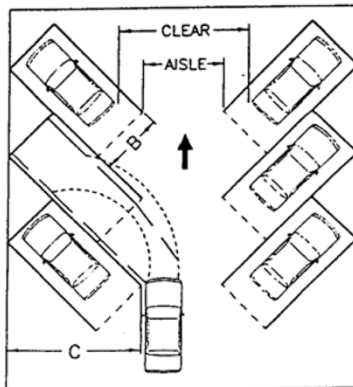
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Figure 98-15B. One-Way Street Curb Parking
(Not to Scale)

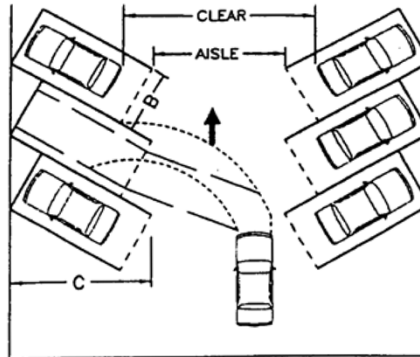




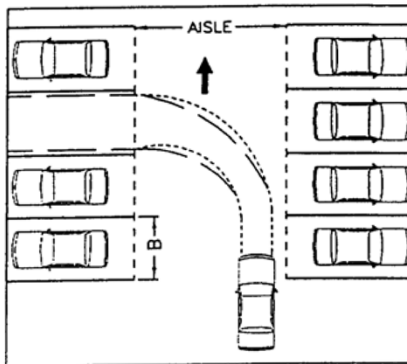
30° PARKING



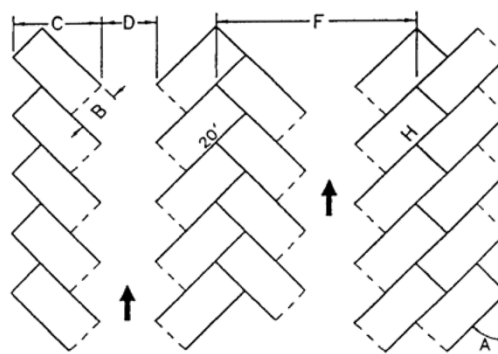
45° PARKING



60° PARKING



90° PARKING



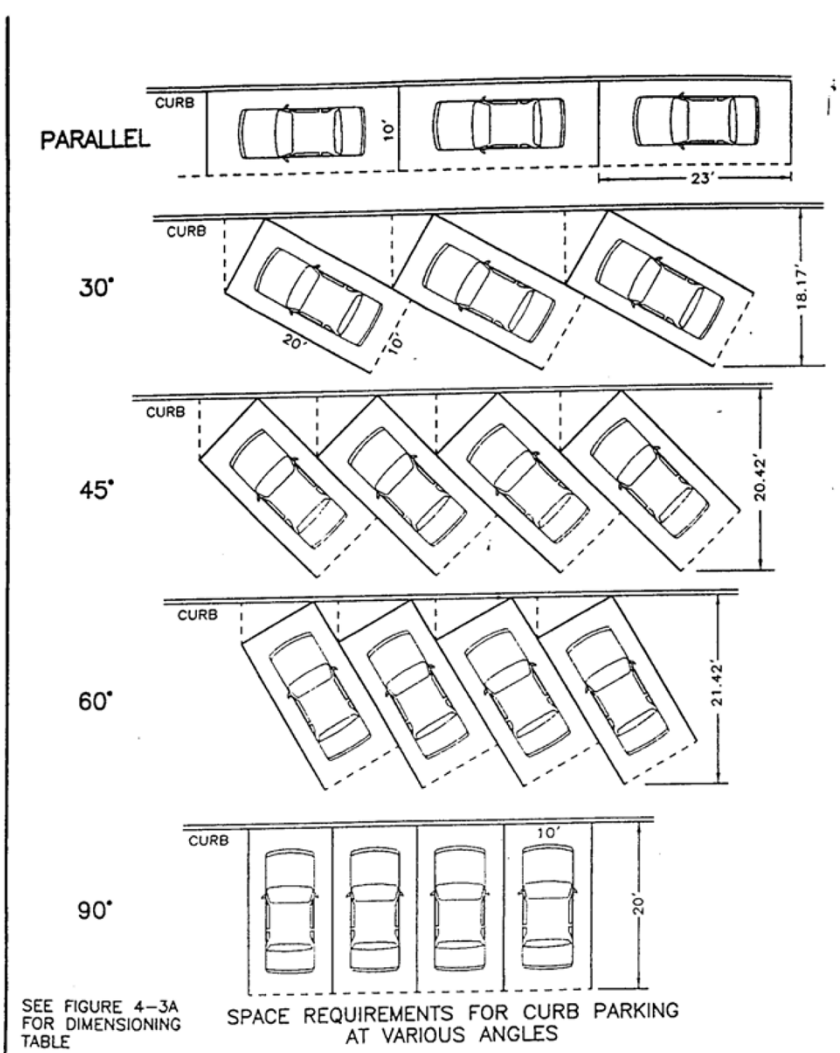
STALL AND AISLE DIAGRAM

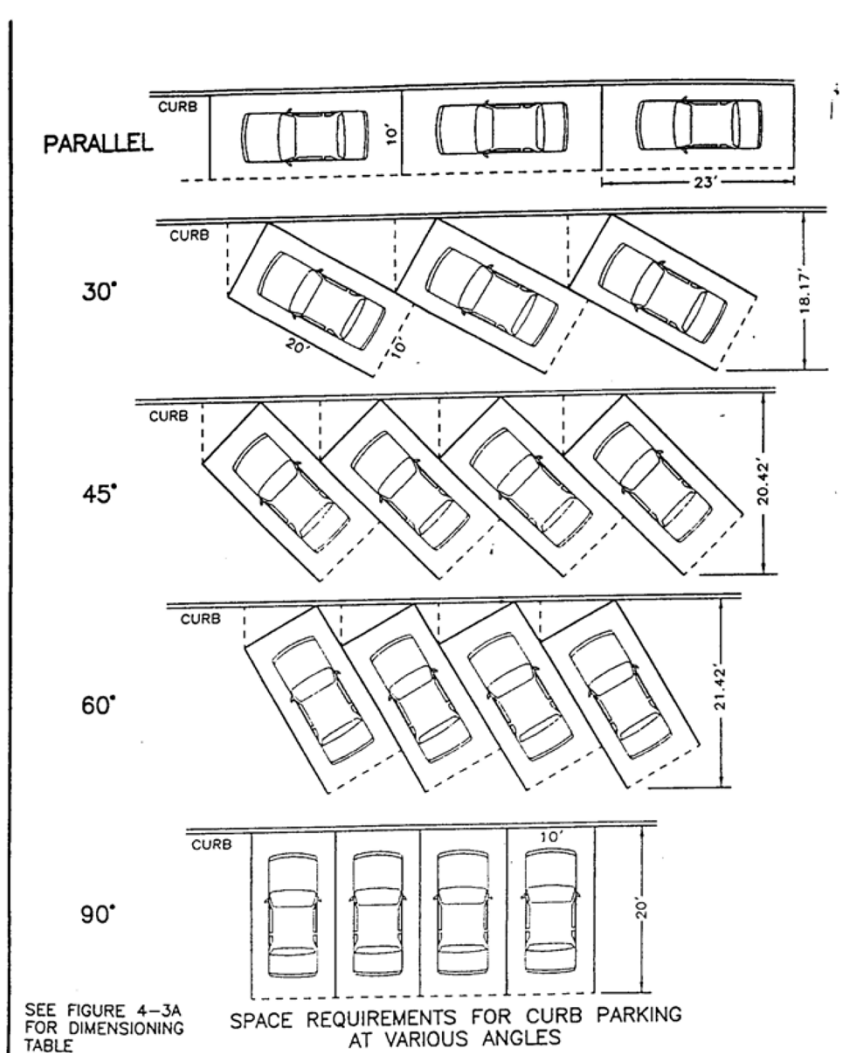
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Figure 98-15C. Curb Parking

 (Not to Scale)





(Code 1998, § 98-15; Ord. No. 281-C, § 1(figs. 12-1A—12-1C), 11-8-1994)

Section 98-16 Bicycle parking space requirement

(a) Bicycle parking shall be provided as follows:

1) All new development shall provide parking for bicycles. The number of bicycle parking spaces provided shall be at least equal to five percent, rounded up, of the first 100 automobile parking spaces, and two percent; rounded up, for additional bicycle parking spaces for all other automobile parking spaces over 100.



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2) Nonresidential uses. One automobile parking space per 50 spaces may be exchanged, providing parking for bicycles on site or at the exchanged parking space. A maximum of four automobile spaces may be exchanged.

3) Multifamily residential uses. One automobile parking space per 50 spaces may be exchanged, providing parking for bicycles on site or at the exchanged parking space. A maximum of two automobile spaces may be exchanged.

(b) Bicycle parking devices shall meet the following:

- 1) Be designed to allow each bicycle to be supported by its frame.
- 2) Be designed to allow the frame and wheels of each bicycle to be secured against theft, with owner lock.
- 3) Be designed to avoid damage to the bicycles.
- 4) Be anchored to resist removal and solidly constructed to resist damage by rust, corrosion, and vandalism.
- 5) Accommodate a range of bicycle shapes and sizes and to facilitate easy locking without interfering with adjacent bicycles.
- 6) Be located to prevent damage to bicycles by cars.
- 7) Be consistent with the surroundings in color and design and be incorporated whenever possible into building or street furniture design.
- 8) Be located in convenient, highly visible, active, well-lit areas, and spread in groupings around the site.
- 9) Be located so as not to interfere with pedestrian movements.
- 10) Be located as near the principal entrance of the building as practicable.
- 11) Provide safe access from the spaces to the right-of-way or bicycle lane.
- 12) All bicycle parking spaces required under this section shall be a minimum of two feet in width and six feet in length.
- 13) Parking lot bicycle parking locations must provide bollards or similar device must be installed to help prevent bicycle damage.

(c) Bicycle parking shall be reviewed and approved by the site review committee.

~~(Ord. No. 2013-04, § 2, 2-26-2013)~~



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Section 98-17 Parking in the Central Business District (CBD) Zoning District

(a) The Central Business District represents the historic core of the City built upon a gridded street system with a mix of land uses with a strong pedestrian orientation. The streets are designed to accommodate on-street parking, adding to the overall inventory of publicly accessible parking. In order to achieve the desired development objectives of the downtown, the City recognizes that parking for existing uses and new uses can be accommodated through on-site spaces or on an off-site (remote parking) location.

(b) Location of Required Parking Spaces

1) Parking spaces required by this Section in the Central Business District zoning district shall be located on the same building site as the use they serve, or on a properly zoned lot within a specified distance of the building site (remote parking). The acceptable distance for remote parking varies by user as follows:

<u>Off-site (Remote) Parking</u>	
<u>Customer</u>	<u>Employee</u>
<u>1320'</u>	<u>2640'</u>

(c) Remote Parking Encumbrance.

Whenever parking required by this Section is not located on the same building site as the use it serves, the applicant for such use shall submit with the application an instrument duly executed, approved by the City Attorney, and recorded in the Public Records of Lake County, Florida, which subjects the parcels or tracts of land to parking uses in connection with the principal use for which it is available. Such instrument shall be irrevocable to ensure that the proposed use retains the number of parking spaces required by this Section. Should the use of the remote parking site become unavailable for continued use for remote parking, the owner and/or tenant must replace the lost parking with an acceptable alternative such that the land use is continually served by parking in compliance with this Section.

(d) In an effort to foster revitalization and enhancement of the Central Business District, parking space credits shall be granted to existing structures and vacant land in the following manner:

(1) Existing structures located in the Central Business District shall be given a parking space credit equal to the parking space requirements for the current use of the structure. For structures with more than one use, calculation of the credit is based on the amount of square footage devoted to each particular use.

(2) For existing nonresidential structures, no additional parking spaces shall be required for a change in use to another nonresidential use, provided the square footage remains the same.

(3) Residential uses changing to nonresidential must provide parking equivalent to those nonresidential uses as required by this section.



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(4) All vacant parcels changing to either residential or nonresidential must provide parking equivalent to those residential or nonresidential uses as required by this section.

(5) Parking spaces and/or parking space credits shall remain the sole possession of the property for which they were initially provided. Parking space credits shall not be transferable from one business location to another business location.

(6) Single-family residential structures and vacant parcels shall be given credit for two spaces and multifamily structures shall be given credit for 1.5 spaces per unit.

(e) Vacant property being developed for new residential or nonresidential uses, shall be required to provide off-street parking spaces consistent with this Section. ~~located on the same parcel as the use they are intended to serve.~~ A parking plan shall be provided with all applications for individual development approval which shall clearly and accurately designate the required parking spaces, required landscaped areas and planter islands, access aisles and driveways and the relationship of the parking to the uses and structures the spaces are intended to serve. All off-street parking facilities shall be designed and constructed in accordance with the city's adopted engineering standards.

(Ord. No. 2013-04, § 2, 2-26-2013)

Chapter 118 Vegetation

Section 118-38 Vehicular use area interior landscaping.

(a) *Applicability of requirements.* The landscape materials required in this section are in addition to any landscape materials which may otherwise be required in this article, except as stated in this section. Parking lot landscaping may encroach into required buffers; however, landscaping required by this section may not be substituted in lieu of any required buffer or other landscaping except as stated in this section.

(b) *General standards.*

1) Landscaped green areas, not including buffers between abutting properties and buffers along rights-of-way, shall comprise an area equal to ten percent of the paved parking area within the project site including driveways and drive aisles. In areas zoned for industrial uses, this requirement shall be reduced by 50 percent. Developers shall be required to provide a diagram indicating the base area, the internal landscaping, and the necessary calculations to verify that this requirement has been satisfied.

2) Except as provide in Figures A-E below, a maximum of ten continuous parking spaces are permitted without a landscape break. Each separate landscaped area shall contain a minimum of 300 square feet and shall include at least one canopy tree having a clear trunk of at least five feet with the remaining area landscaped with shrubs, ground cover or other authorized landscaping material not to exceed three feet in height. The total number of trees shall not be less than one for each 200 square feet of required interior landscaped area or fraction thereof. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving.



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(c) *Design of landscaped areas.*

1) *Terminal islands.* Each row of parking spaces shall be terminated by landscaped islands to separate parking from adjacent drive aisles. The landscaped islands shall measure not less than ten feet in width and not less than 20 feet in length with a total area of not less than 300 square feet.

2) *Interior islands.* Interior islands shall be provided to satisfy internal landscaping requirements. Interior islands shall be a minimum of ten feet in width and 20 feet in length, not including curb, with a total area of not less than 300 square feet.

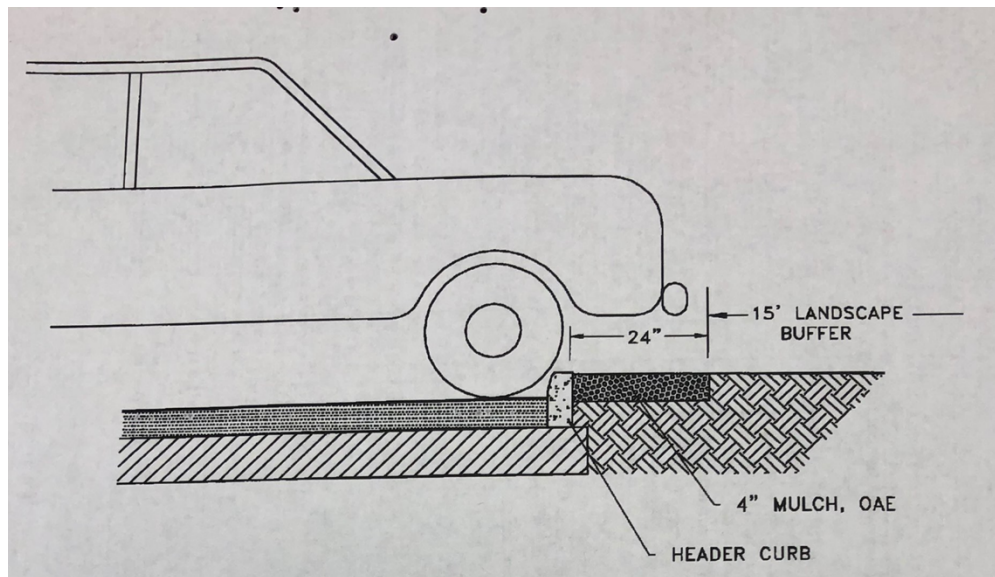
3) *Divider medians.* Landscaped divider medians may be used to meet interior landscape requirements. A divider median is a continual landscaped island located between lineal rows of parking which face head to head. The minimum width of a divider median shall be eight feet. One canopy tree shall be provided per 50 lineal feet of median.

4) *Islands at "T" intersections.* Landscaped interior islands shall be required at all "T" intersections which are considered major traffic points. Such islands shall be a minimum of 20 feet in width.

(d) *Protection of landscaped areas.*

1) *Curbing.* Terminal islands, interior islands and other landscaped areas adjacent to driveways or susceptible to vehicular turning movements shall be separated from vehicular use by non-mountable reinforced concrete curbing of a type approved by the City. Curbed landscaped areas shall be backfilled to a height of four inches below the back of the curb, except where such backfill would impact an existing tree. Unreinforced extruded curbing shall be prohibited. The width of the curbing shall be excluded from the calculation of the minimum dimensions of all required landscaped areas.

2) *Wheel stops.* All landscaped areas adjacent to off-street parking areas shall be protected from encroachment or intrusion of vehicles through the use of wheel stops. Wheel stops shall have a maximum height of six inches and a minimum of three inches above finished grade of the parking area and the front side (wheel side) of the wheel stop is installed two feet from the front end of the parking space to prevent encroachment into required landscaped areas. Wheel stops shall be properly anchored and maintained in good condition. **Exception:** Wheel stops may be eliminated only along the perimeter landscaped area of a site when the 2-foot overhang can be accommodated within the required perimeter landscaped buffer as shown below.



(e) Pedestrian Walkways

1) Pedestrian walkways shall be provided within all parking lots serving commercial, office and multi-family residential development, and be designed to provide direct connections between all building entrances, adjacent rights-of-way, transit stops, and outparcels.

2) A minimum of one pedestrian walkway shall be provided for every five head to head parking rows, except where an alternative arrangement is approved as part of a planned unit development.

3) At least one pedestrian walkway shall be designed to provide a direct connection from the main pedestrian entrance of any anchor tenant, principle building, or multi-family leasing office to the sidewalk along the perimeter of the development site.

4) Pedestrian walkways shall have a minimum width of 14 feet, including a minimum of 6 feet in width for the sidewalk, and a minimum of 8 feet in width for the central landscape strip. All unpaved areas within pedestrian walkways shall have 100 percent landscape coverage in accordance with this Section, and shall conform to the tree spacing requirements provided therein. Shade structures, including pergolas or gazebos, may be substituted for canopy trees.

5) Crosswalks connecting pedestrian walkways across parking lot drive aisles shall be designed and constructed to appear visually distinct from the adjacent driving surface through the use of colored or textured concrete.

(Code 1998, § 118-38; Ord. No. 281-C, § 1(ch. 13, § 5), 11-8-1994; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 311-C, § 1, 11-13-2001; Ord. No. [2012-02-C](#), § 2, 11-27-2012)

Alternative Interior Vehicular Use Area Landscaping Options

**CITY OF CLERMONT
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Figure A

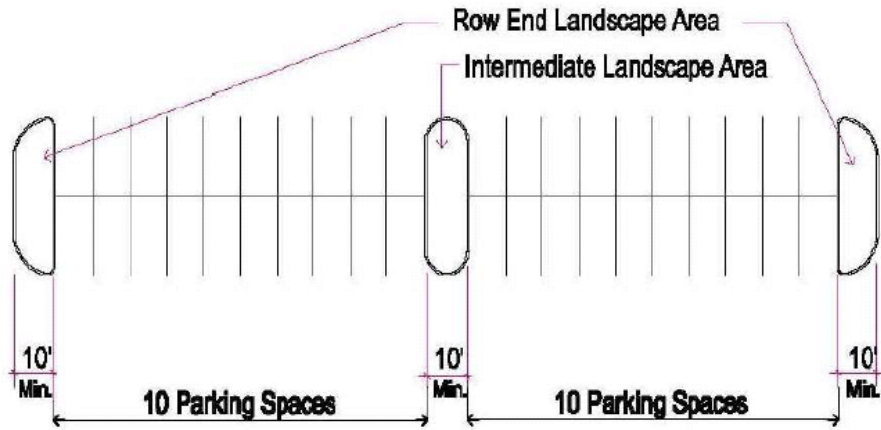


Figure B

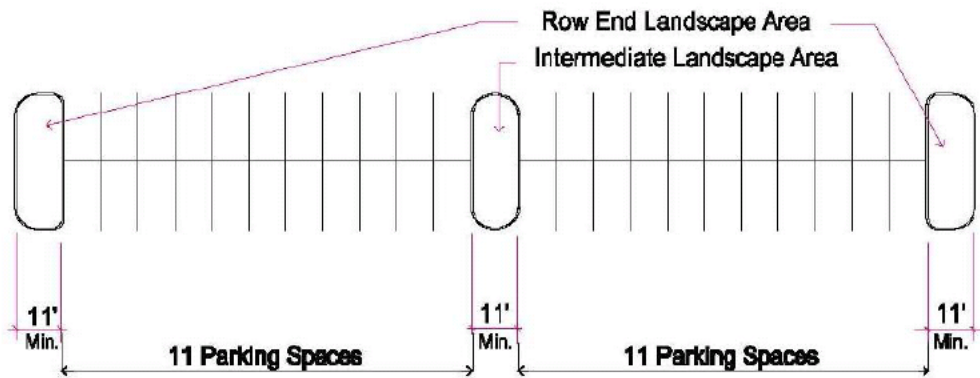


Figure C

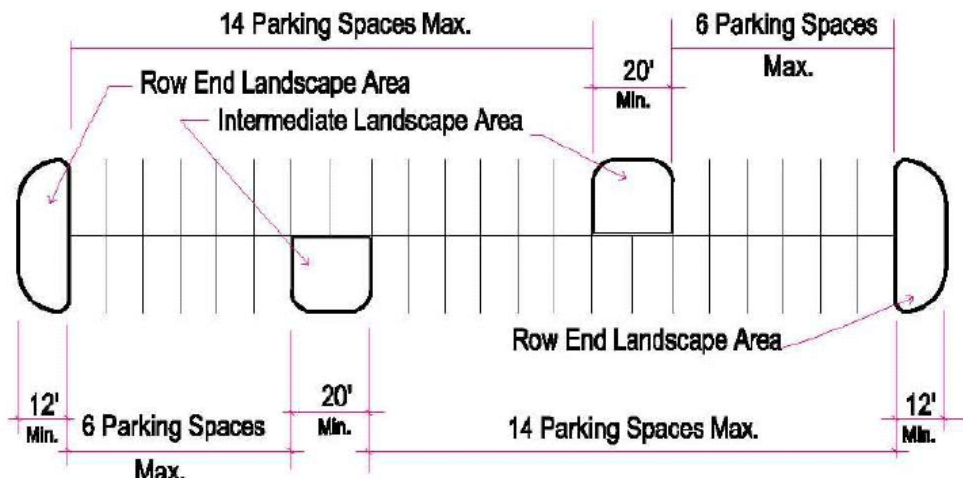


Figure D

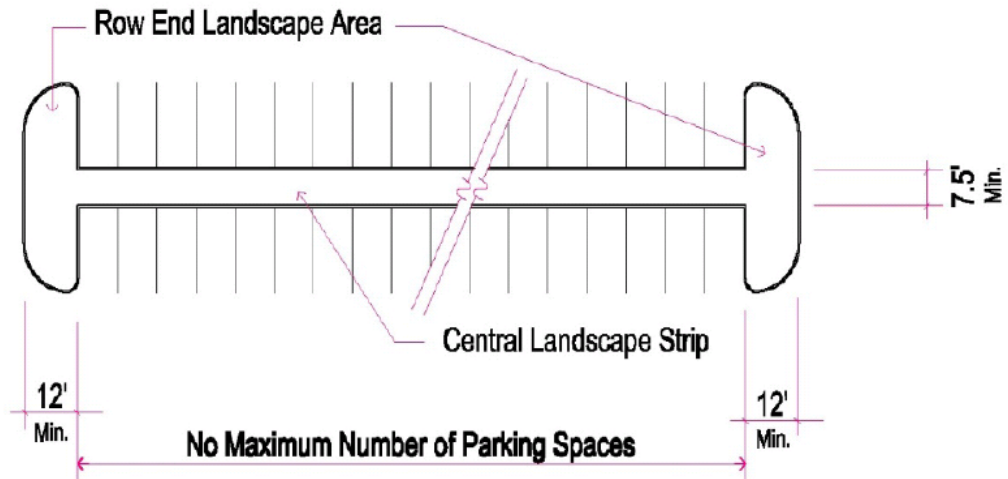
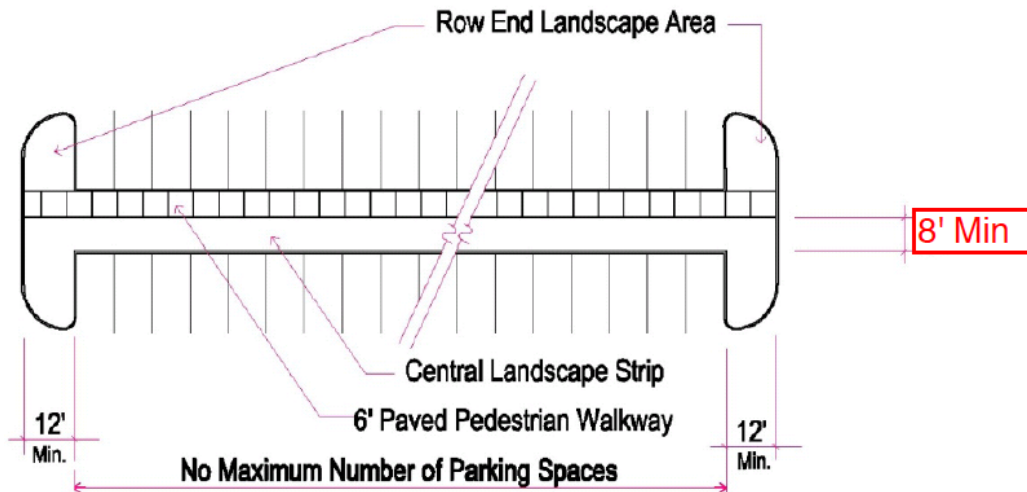


Figure E





CITY OF CLERMONT
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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of August, 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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10078922
Phone: (352) 241-7331
Date: 07/23/18
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	07/31/2018	08/14/2018	\$182.28

LEGAL NOTICE hours prior to the public hearings.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10078922
July 31, 2018 &
August 14, 2018

ORDINANCE NO. 2018-28

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 98 PARKING AND VEHICULAR USE AREAS; AND CHAPTER 118 VEGETATION; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, August 7, 2018 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, August 28, 2018 at 6:30 p.m. for final enactment.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48

Payment Info

Ad Price	\$182.28
Tax	\$0.00
Sub Total	\$182.28
Prepaid Amount	\$0.00
Balance Due	\$182.28