



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, August 28, 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

Cooper Memorial Library

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 August 14, 2018 Regular Council Meeting minutes.

Item No. 2 - Fee Reduction Request

Consider lien reduction for 2019 Spring Games

Item No. 3 - Contract Award

Consider request to piggyback the School Board of Brevard County contract with Tank Wizards, Inc. to provide fuel tank cleaning in the budgeted amount of \$53,000.

UNFINISHED BUSINESS

Item No. 4 - Resolution No. 2018-11
7-Eleven

Consider Conditional Use Permit to allow a 3,000 sq. ft. convenience store with 8 fueling islands and 16 pump stations located at the southwest corner of S.R. 50 and East Ave.

Item No. 5 - Ordinance No. 2018-28 *Final*
Parking Code Amendment

Consider Land Development Code changes to the parking requirements.

Item No. 6 - Resolution No. 2018-16R
Kings Crossing

Consider Conditional Use Permit to allow a tire store with 8 bays in the Planned Unit Development zoning district for property located at the southeast corner of Citrus Tower Blvd and US Hwy 27.

**CITY OF CLERMONT
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Item No. 7 - Variance Request
Kings Crossing

Consider request for a reduction of parking spaces for a proposed tire store with 8 service bays for vacant parcel at the southeast corner of Citrus Tower Blvd and US Hwy 27.

NEW BUSINESS

Item No. 8 - Resolution No. 2018-22R
South Lake Montessori School

Consider Conditional Use Permit amendment to allow a 6 ft. high fence instead of landscaping as required by conditions contained in Reso. 2016-03 as granted for property located at 983 W. Desoto St.

Item No. 9 - Resolution No. 2018-30R
Child's Ice Machine

Consider Conditional Use Permit to allow a commercial outdoor ice machine for property located at 492 Chestnut St.

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

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 28, 2018		
Agenda Item Name		
Cooper Memorial Library		
Requested Action		
Staff Report		
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. 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 Library Presentation	Cooper extended hours.8.28.18.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

Cooper Memorial Library

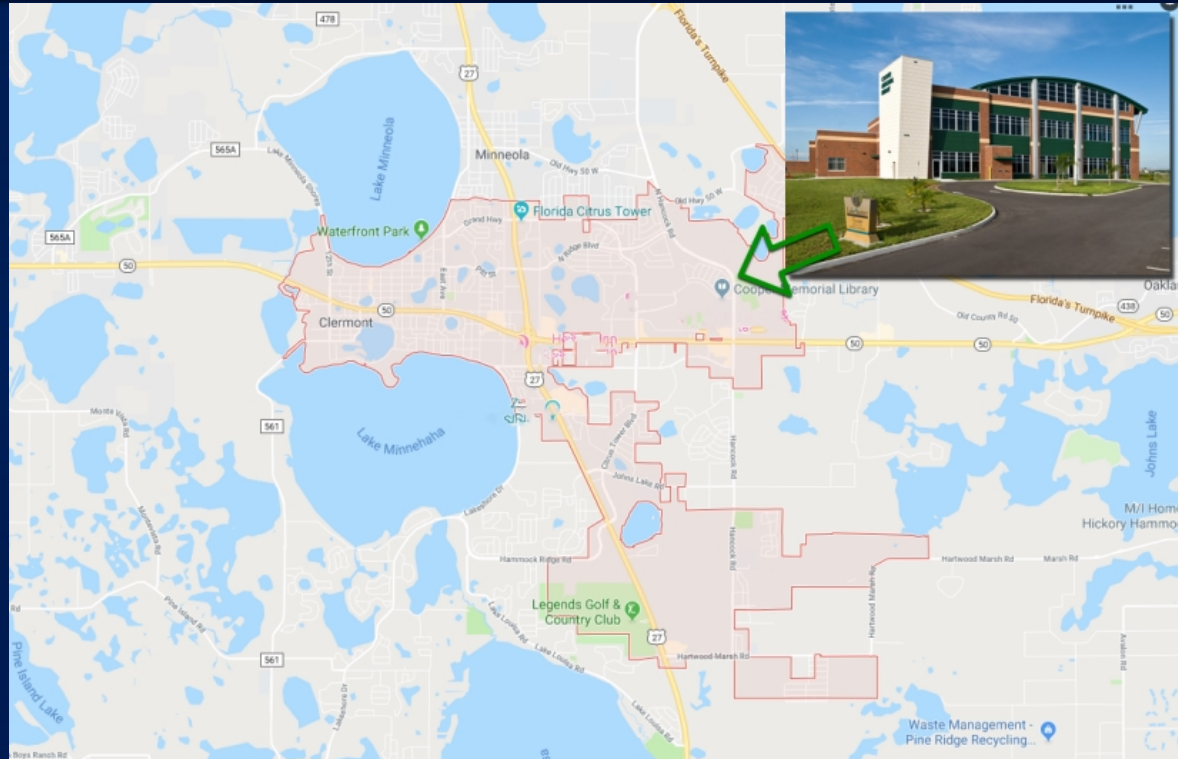
George Taylor
Commissioner Breeden
Dr. Sidor

August 28, 2018

Cooper Memorial Library



- Located within the City of Clermont
- One of six county branch libraries
- Part of the 15-member Lake County Library System
- Opened in 2009 at current location



Partnerships



- Lake County
- Lake-Sumter State College
- University of Central Florida
Regional Campus



Activities and Programming



In FY 2016-17:

- 226,005 people visited 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



Budget



- Lake County
 - Library staff (15 FTEs), books and materials, all programs
- Lake-Sumter State College
 - Staff (3 FTEs), utilities, maintenance, security, network, wifi and computers

Current Programming



Youth programs:

Toddler Time
Books and Babies
Story time (all ages)
Lego Club
Crafty Kids
Cool Code Club
Igor's Lab
Group Guitar
Read to Sydney
Pokemon Club

Adult programs:

Cooper's Quilters
Thursday Crafternoon (yarn crafts)

Chess Club
Movie@theLibrary (family movies)
Opera@theLibrary
Ukulele Club
Book Club
Pastfinders (genealogy)

As Needed:

Internet Basics
Windows 10
Live Music (seasonally)
Crafting Programs
Extension Services Programs
Cooking Programs



Expanded Programming and Service



- Four additional children's programs each per month after 7 p.m.
- Two adult programs per month after 7 p.m.
- Extending four additional hours for both Friday and Saturday until 5 p.m. (8 extra hours)
- Opening one hour earlier at 8 a.m. from Monday to Thursday (4 extra hours)
- Staying open one hour later until 8 p.m. from Monday to Thursday (4 extra hours)

Request



- Three part-time staff to provide coverage for additional hours and programming support
- Security and utility costs
- Total cost: \$76,920 annually

Increased Benefits



- Increased programs and hours for the residents of Clermont
- 60 additional programs per year
- 16 additional operational hours of service

Thank you for your consideration.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 14, 2018

The City Council met in a regular meeting on Tuesday, August 14, 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 Travis, Bates, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

Council Member Brishke was absent.

INVOCATION AND PLEDGE OF ALLEGIANCE

Everett Gates gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

City Manager Gray stated the grand opening of Victory Pointe was on July 27, 2018 and provided statistics of more than 400 people attending the event. One of the challenges for the grand opening was parking but the City's event planners worked out a system which pointed people to available parking downtown as well as used shuttles to help alleviate the problem. City Manager Gray thanked the downtown partnership and Montverde Academy for the use of their shuttles and trolley. One of the restaurants in downtown was over capacity due to the influx of people attending the grand opening. The Historic Village had more than 35 people visit in one hour. The trail also was able to remain open during the event. A few residents have questioned the beach at Victory Pointe as there was a misconception. This site always had a beach area for events. The City did change the name from Triathlon Beach. The grand opening came in the midst of a lot of heavy rain which continued after the grand opening. Capital Planning and Projects Director Kinzler will address the washout issues.

Capital Planning and Projects Director Kinzler provided an update on the Victory Pointe project and the upcoming schedule. Victory Pointe Park is open and the Minneola Bridge is in service. Infrastructure and piping is in place with landscaping and sod nearly completed. Final sidewalks and pavers are in place and restrooms, showers and water fountains are all in service. Recent heavy rains caused washouts on the beach with minor impact on the trail. The area has been restored and regraded with a double turbidity barriers installed to protect the lake. Currently working on stabilizing sod and landscaping which will help to avoid future washouts. The final steps include stream bed being in service, district approval to put the stream in service, State of Florida inspection of the elevator, adding handrails to the open boardwalk and completing final punch list which includes items such as clean up and record drawings.

Council Member Travis requested placement of non-slip material on the boardwalk across the trail as well as installation of a dog water fountain. Capital Planning and Projects Director Kinzler replied a high level anti-slip surface will be installed due to voiced concerns and attachments to the current water fountains for dogs are currently being looked into.

Economic Development Director Schmidt gave an update of the Economic Development activities to include infrastructure, education, health and equity, workforce development, and quality of life as well as provided an overview of the upcoming additions to downtown Clermont and the greater Clermont area. Unemployment rate is 3.1 percent with average weekly wages rising. An update on tourism and upcoming events in Clermont was provided. Orlando was selected for Summer Games in 2022 with Clermont being a part of the Summer Games through the use of the city's fields.

Finance Director Van Zile presented the highlights of Fiscal Year 2018 quarterly budget report for the period of October 1, 2017 to June 30, 2018. Finance Director Van Zile reviewed the top 10 revenues, major fund revenues, major fund expenditures, department expenditures, and master plan expenditures. Finance Director Van Zile projected the current fiscal year to be a good year financially.

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PUBLIC COMMENTS

Steve Hanna, 1251 Fran Mar Court, thanked the Mayor and Council for the hard work on Victory Pointe and asked about recycle bins. Mr. Hanna showed a photo of garbage cans along waterfront requesting a recycle logo be placed on the recycle bins to indicate the difference. Council Member Travis agreed to having a recycling logo.

Terry Clark, thanked Mayor Ash for the tremendous growth and stated she was impressed with Shannon's presentation.

Linda Charlton, 13134 South Sunset Terrace, Winter Garden, requested Do Not Enter signs at the exit for the Post Office.

Charlene Forth, 939 West Desoto Street, expressed concern for Lake Minneola. Mrs. Forth read excerpts from a 1997 newspaper regarding beaches on lakefronts.

Fred Sommer, 1271 Commons Court, commended the City on the Victory Pointe project and stated it will be a magnet for the community.

Patrick Bianchi, 752 W. Montrose Street, commended the Victory Pointe project and expressed appreciation for Victory Pointe and Meet us in the Middle.

Tray Gravenstein, 1542 Pier Street, commended the City's efforts with Victory Pointe.

Cuqui Whitehead, 700 Hooks Street, stated seeing positive changes in the City and commended the Council and Mayor Ash for their efforts.

Jayson Stringfellow, 1455 West Lakeshore Drive, thanked City staff and City Council for work at Victory Pointe and stated St. Johns praised the City of Clermont.

REPORTS

City Manager Gray reported there were changes to the agenda to include:

Item No. 13 – Resolution No. 2018-14R, *King's Car Wash CUP* has been withdrawn upon the applicant's request.

Item No. 14 – Resolution No. 2018-16R, *Kings Crossing*

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

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

Council Member Goodgame moved to table item 14 to August 28, 2018; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 15 – Variance Request, *Kings Crossing*

Council Member Bates moved to table item 15 to August 28, 2018; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 17 – Cooper Memorial Library was requested to be moved to the August 28 agenda.

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City Manager Gray gave a brief update on the Youth Council and informed everyone Council Member Brishke would be absent from the meeting tonight. Public Information Officer Bloodsworth's contract ends at the end of September however her replacement, Kelly Lafollette from Lake County, will step in on September 10.

City Attorney Mantzaris – No report.

Council Member Bates reported following up on the Youth Council and expressed gratitude for the appreciation shown to the Council. Council Member Bates requested an update on the officers in the local schools. City Manager Gray replied the officers completed their training and started at the schools with the teachers.

Council Member Goodgame – No report.

Council Member Travis expressed appreciation to Public Works for trimming the trees around Center Lake. Thanked residents and Council for the stop signs at East Avenue and Lakeshore Drive.

Mayor Ash reported on July 27, she attended the grand opening of Victory Pointe. On July 30, she attended the candidates forum at Kings Ridge with 23 candidates from City, County, State, and Federal positions in attendance. On August 4, she was at Waterfront Park for the first Cardboard Boat Regatta. On August 6, she was at the Clermont Police Department for the swearing in of Police Officer Garrett Deaton. Last night she attended the candidate's hob nob at the Parks and Recreation Center where 26 candidates were present.

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.

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| 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. |
| 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. |

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| 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 Street 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. |

Council Member Goodgame requested to pull item 7 of the Consent Agenda.

Council Member Bates moved to approve the Consent Agenda excluding item 7; seconded by Council Member Travis. The motion passed with all members present voting aye.

Council Member Goodgame expressed the desire to allow for the City Manager to approve the open container requests and the street closures. City Manager Gray clarified Council previously approved the City Manager to approve open container requests inside the building, but anything outside the building would come before the Council.

Mayor Ash expressed the importance for the residents and local business owners to be allowed an opportunity to comment on an event which may close the City's streets as well as to learn about proposed parking for the event.

Council Member Travis conveyed agreement with Mayor Ash on road closures and agreement with Council Member Goodgame regarding allowing the City Manager approve open containers.

Council Member Goodgame moved to approve item 7; seconded by Council Member Bates. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 12 – Minnehaha Traffic Concerns

Capital Planning and Projects Director Kinzler provided an overview, summary of meetings, solutions, ongoing concerns, and recommendations to Council. Staff's recommendation is to install additional stop signs and continue police enforcement, monitoring and traffic counts.

Mayor Ash opened the Public Hearing.

Richard Turner, 1923 Brantley Circle, expressed concern for the issue of speeding cars and accidents on Minnehaha Avenue.

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Gail Hammond, 333 East Minnehaha Avenue, expressed concerns with the traffic and opposition for a four way stop.

Linda Bibi, 431 West Minnehaha Avenue, conveyed support for speed tables and a four way stop at East Avenue.

Lisa Jensen, 1636 Morning Drive, conveyed preference for a different traffic control method other than a four way stop.

Eric Jensen, 1636 Morning Drive, expressed concerned with traffic and conveyed agreement with Lisa Jensen.

Robby Cardinal, 695 East Minnehaha Avenue, conveyed not being in favor of a four way stop.

Raul Salabarría, 332 West Minnehaha Avenue, thanked Council for the repaving of Minnehaha Avenue and expressed concerns with traffic on Minnehaha.

Cheryl Abbarno, 130 West Minnehaha Avenue, stated the speed limit being lowered has helped traffic concerns.

Shelly Norman, 603 East Minnehaha Avenue, conveyed support for four way stops.

John Newton, 499 East Minnehaha Avenue, noted seeing changes recently as well as wrecks at the intersection and requested for a traffic study in the winter or during the school year.

Kaylin Freemyer, 328 East Minnehaha Avenue, expressed agreement with installation of speed tables.

Mayor Ash closed the Public Hearing.

City Manager Gray stated the traffic concerns have been an ongoing issue. Staff's recommendation is to install traffic signs not speed tables.

Mayor Ash expressed concerns with the length of time the light takes to change at State Road 50 and Bloxam Avenue and requested staff check with the Department of Transportation regarding the issue.

Council Member Travis conveyed support for installation of stops signs at East Avenue and Disston Avenue, but advised against speed bumps due to interference with emergency vehicles.

Council Member Travis moved to put a four way stop at East Avenue and at Disston Avenue; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 16 – Resolution No. 2018-29R, *Clermont Storage*

City Clerk Howe read Resolution No. 2018-29R 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 self-storage facility occupying more than 20,000 square feet of floor space.

Development Services Director Henschel presented applicant's request for a self-storage facility with more than 20,000 square feet of floor space. The subject property is located on the west side of Highway 27 with the applicant proposing construction of a mixed use project that will include a self-storage facility and a retail business on site. Staff recommended denial of the Conditional Use Permit.

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City Manager Gray stated staff gave a recommendation for denial when the overlay district was going forward however, the overlay district has been withdrawn until further discussion at the January workshop.

Jean Abi-Aoun, Florida Engineering Group, 5127 South Orange Avenue, Orlando, is the civil engineer representing the developer. Planning and Zoning Commission recommended denial at this point, however the site is an ideal location for this use where there is a high residential area adjacent to the site. The proposed use is not intensive and is the least intrusive. Mr. Abi-Aoun showed additional exhibits indicating the proposed plan for the site and requested approval from Council.

Ted Bolin, 1190 Business Center Drive, Lake Mary, stated the use which is proposed is the lowest impact use in the C2 zoning. Mr. Bolin showed document illustrating market data for a three-mile radius.

Mayor Ash opened the Public Hearing.

Tom Harb, 3026 Porto Lago Court, Windermere, conveyed concern of delayed notice of the potential implantation of the overlay district.

Mayor Ash closed the Public Hearing.

City Manager Gray clarified this request is a conditional use permit and not a permitted use which allows the Council to grant the request while specifying conditions for the applicant to meet.

Mayor Ash conveyed opposition for another storage center on US Highway 27.

Council Member Bates inquired to the number of units in the facility. Mr. Bolin replied the facility will have 600 units.

Council Member Bates expressed opposition of the proposed use at this location.

Council Member Goodgame conveyed agreement with Mayor Ash.

Council member Bates inquired if there is another location the applicant has looked at for this proposed use. Mr. Abi-Aoun stated there are plenty of locations, but they have no desire to use a different location.

Council Member Bates moved to deny Resolution No. 2018-29R; Mayor Ash passed the gavel to Vice Mayor Travis to second the motion. The motion passed 3 to 1 with Council Member Goodgame opposed.

NEW BUSINESS

Item No. 18 – Resolution No. 2018-31R

City Clerk Howe read Resolution No. 2018-31R aloud by title only.

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.

City Clerk Howe presented the request of the Florida League of Cities to honor the fiftieth year of home rule. City Attorney Mantzaris clarified the Resolution includes language where the City commits to being proactive in anticipation of an upcoming legislative session and to oppose any bills that may chip away at home rule authority. Municipal Home Rule allows the City to have the authority to adopt any rule that regulates what goes on in the jurisdictional city unless preempted by the State.

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

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Council Member Goodgame conveyed support for home rule.

City Member Goodgame moved to approve Resolution No. 2018-31R; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 19 – Ordinance No. 2018-26, *Introduction, Bell Ceramics*

City Clerk Howe read Ordinance No. 2018-26 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 Goodgame moved to introduce Ordinance No. 2018-26; seconded by Council Member Bates. The motion passed with all members present voting aye.

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

City Clerk Howe read Ordinance No. 2018-27 aloud by title only.

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.

Development Services Director Henschel presented the staff initiated text amendment to encourage affordable and mixed income housing opportunities which might not otherwise be provided by the private market place. Recent apartment communities and residential developers have requested high density in exchange for affordable housing units added to the overall project, commonly 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. Staff recommended approval. The ordinance will return in 60 days for a full public hearing.

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

Council Member Travis stated Council received an e-mail requesting to table Ordinance 2018-27 and expressed agreement with request to table.

Mayor Ash clarified Council is voting only on transmitting to the State for review. The ordinance will return to Council for further consideration.

Economic Development Director Schmidt clarified the ordinance will not be compulsory. Developers may choose whether they want the additional units on top of the current density limits of 12 dwelling units per acre. The ordinance would not be rent control and the apartments set aside would be exactly the same as the rest of the apartments within that development.

Council Member Goodgame moved to transmit Ordinance No. 2018-27; seconded by Council Member Bates. The motion passed 3 to 1 with Council member Travis opposed.

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

City Clerk Howe read Ordinance No. 2018-30 aloud by title only.

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.

Council Member Bates moved to introduce Ordinance No. 2018-30; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 20 – Ordinance No. 2018-28, *Introduction, Parking Code Amendment*

City Clerk Howe read Ordinance No. 2018-28 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 98 Parking and Vehicular Use Areas; and Chapter 118 Vegetation; providing for codification; severability; effective date; and publication.

Council Member Bates moved to introduce Ordinance No. 2018-28; seconded Council Member Goodgame. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 9:04 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, August 28, 2018		
Agenda Item Name		
Fee Reduction Request		
Requested Action		
Recommend approval of reduction of fees for the 2019 Spring Games.		
Staff Report		
In 2017, The Spring Games was classified by the City Council as a "Community Partner Event" along with Pig On The Pond and The Sommer Sports Triathlon Series. Each year college softball teams from around the country compete at Hancock Park, Legends Way, Sleepyhollow Softball Complex in Leesburg and the Minneola Athletic Complex from late February through late March. Previous to being named a "Community Partner Event", the City Council had annually waived 50% off field rental fees. In 2018, the City Council waived 100% of field usage fees (1276 hours totaling \$20,770), the cost for daily porters (totaling \$6,706.51), and the cost for Clermont Girls Fast-pitch Softball, "CGFP", to hold their end of the season banquet in exchange for the use of the concession stand (totaling \$1,521.90). The total amount provided to PFX was \$28,998.41. Staff is requesting that 100% of field usage fees (estimated to be approximately \$21,000), the cost of the daily porters (estimated to be approximately \$6,700), and the cost of the CGFP banquet be waived (estimated to be approximately \$1,500). The total requested amount provided to PFX is \$29,200.		
Additional Analysis		
Fiscal Impact Summary		
Approximate costs incurred by the City for The Spring Games: Facility Fees - \$21,000 Porters - \$6,700 Clermont Girls Fastpitch Banquet - \$1,500 Total = \$29,200 **Total fees unknown until after the event.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Clermont Council Ltr 8.13.2018 Clermont Council Ltr 8.13.2018.pdf		



The World's largest college softball event

August 13, 2018

**SENT BY ELECTRONIC MAIL
AND REGULAR U.S. MAIL**

Clermont City Council
Attn: Darren Gray
DGray@ClermontFL.org
685 W. Montrose Street
Clermont, Florida 34711

Re: THE Spring Games 2019
City of Clermont – Community Partner Program

Dear City Council Members:

I hope that this letter finds you well and that you enjoyed last year's Spring Games! As you may already know, this past year we were able to keep all games in Lake County with over half of those hosted in the City of Clermont, proper. We were also thrilled to establish a working relationship with the local Girls Softball League, which we hope will continue to grow!

We had a banner year with 317 teams participating in THE Spring Games. We learned this year that approximately 27% of our teams stay in Lake County, representing over 17,000 room nights (approximately 2,500 were hotel room nights). Based on the information provided to us, substantially all those teams (or fans) staying at a property with a "Clermont" address.

We were once again pleased to develop our working relationship with local businesses and to hear multiple reports of THE Spring Games appearing in local news media. We truly hope that you have been pleased with the publicity from this event and its association with the City of Clermont.

Again, we received numerous compliments on the condition of Hancock Park. Your efforts to revitalize that facility have been noticed and our teams surely appreciate the hard work and commitment you have made to make that facility college-ready.

This year, the City's logo was displayed on all marketing and media materials including, but not limited to, all signage for the event, inclusion of a full-page "advertorial" in the program book, and the official t-shirt for THE Spring Games (which includes all the teams participating in the Games and is our biggest seller). The only other sponsors who received this recognition were South Lake Hospital and Lake County, both of whom make substantial cash contributions for their sponsorship positions.

THE Spring Games

The World's largest college softball event

Last year, the Council approved THE Spring Games as a “Community Partner Program” and waived the fees for Hancock Park (all except the third-party facility maintenance vendor who we paid directly). This year (2019), we again ask that you consider THE Spring Games as a Community Partner. Consistent with our agreement last year, we intend to recognize the City on all print materials, including official merchandise and signage, to promote the City on its website and to travelers as a destination and place to stay (we have already been doing this for 2019), and provide banner space at all complexes during the event. In return, we ask that the City provide the use of Hancock Park (including field maintenance, security, and janitorial services) at no charge.

As always, and with all requests, “no” is a perfectly acceptable answer and we understand if the City does not see the benefit of THE Spring Games as a Community Partner event for its citizens, its community, and its reputation. In the event you do not wish to partner with THE Spring Games, I humbly ask that you provide the 50% credit for use of Hancock Park (as you did prior to 2018) as a recognition of the economic impact this event has on the community.

I will attend the August 28, 2018 meeting to answer any questions you may have about the event, this request, and the proposal contained herein. Thanking you in advance for your consideration of this request, I remain

Sincerely yours,



Alison Strange



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 28, 2018		
Agenda Item Name		
Contract Award		
Requested Action		
Recommend to approve a piggyback contract number ITB-15-B-019-DR from the School Board of Brevard County with Tank Wizards, Inc. to provide fuel tank cleaning.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. At the request of the Environmental Services Department, the Purchasing Department sought a contract from the School Board of Brevard County to obtain the services of fuel tank cleaning. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1808-003 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the School Board of Brevard County contract. The School Board of Brevard County contract expires December 16, 2019 and has no renewal option. The School Board of Brevard County contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The estimated cost of the contract is \$53,000, which is included in the FY 2019 Budget. Account Code: 41533-54614 42535-54614 10521-54614 10522-54614		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 1808-003 RFI 1808-003.pdf		



REQUEST FOR INFORMATION

Intent to Utilize the Brevard County School Board Contract for Fuel Tank Cleaning

CONTACT INFORMATION:	RFI No. 1808-003	ISSUED DATE: August 10, 2018
Marilyn Rodriguez Contracts Coordinator EMAIL: mrodriguez@clermontfl.org Phone: (352) 241-7350	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>August 20, 2018 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

- (a) Department: Environmental Services Department
- (b) Company Information: Tank Wizards Inc.
- (c) Contract Number and Title: ITB No. 15-B-019-DR titled Fuel Tank Cleaning
- (d) Length of Contract: Contract expires December 16, 2019
- (e) Product or Service Provided: To furnish fuel tank cleaning.

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



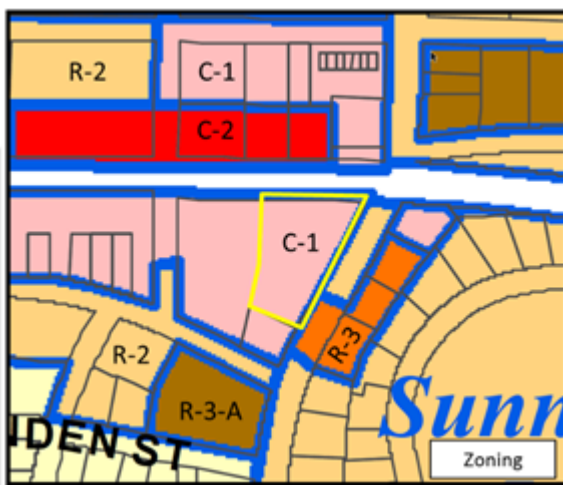
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 28, 2018	
Agenda Item Name	
Resolution No. 2018-11 <i>7-Eleven</i>	
Requested Action	
Recommend denial of Resolution No. 2018-11.	
Staff Report	

The applicant, S&ME Inc., is requesting a conditional use permit for a convenience store with gas pumps in the C-1 Light Commercial district. Section 122-204 of the Land Development Code permits this type of use only through a conditional use permit. The property is located at the southwest corner of SR 50 and East Ave. The property is approximately one acre in size. The applicant is proposing a 3,000 square foot convenience store with 8 fueling islands and 16 fueling positions. The project will access from SR 50 (Right in entrance only) and entrance/exit on East Ave. The applicant has not identified any variance requests and will develop the site to meet the City's Architectural Standards and Land Development Code. The granting of the conditional use permit does not appear to adversely affect the City's Comprehensive Plan.



The current zoning of the property is C-1 Light Commercial and the purpose of this district is to provide light retail sales and services that would not be detrimental to adjacent residential districts. An analysis of the current service stations along the Highway 50 corridor within a mile of the site revealed that they are substantially smaller in size relative to the number of fueling positions the applicant is proposing. The existing service stations range from four fueling positions up to eight fueling positions. The applicant is proposing 16 fueling positions, which is the same number as the WaWa service station and the existing 7-11 Mobil station at US 27 and Hwy 50 intersection area. These stations are located in the C-2 General Commercial zoning designation.

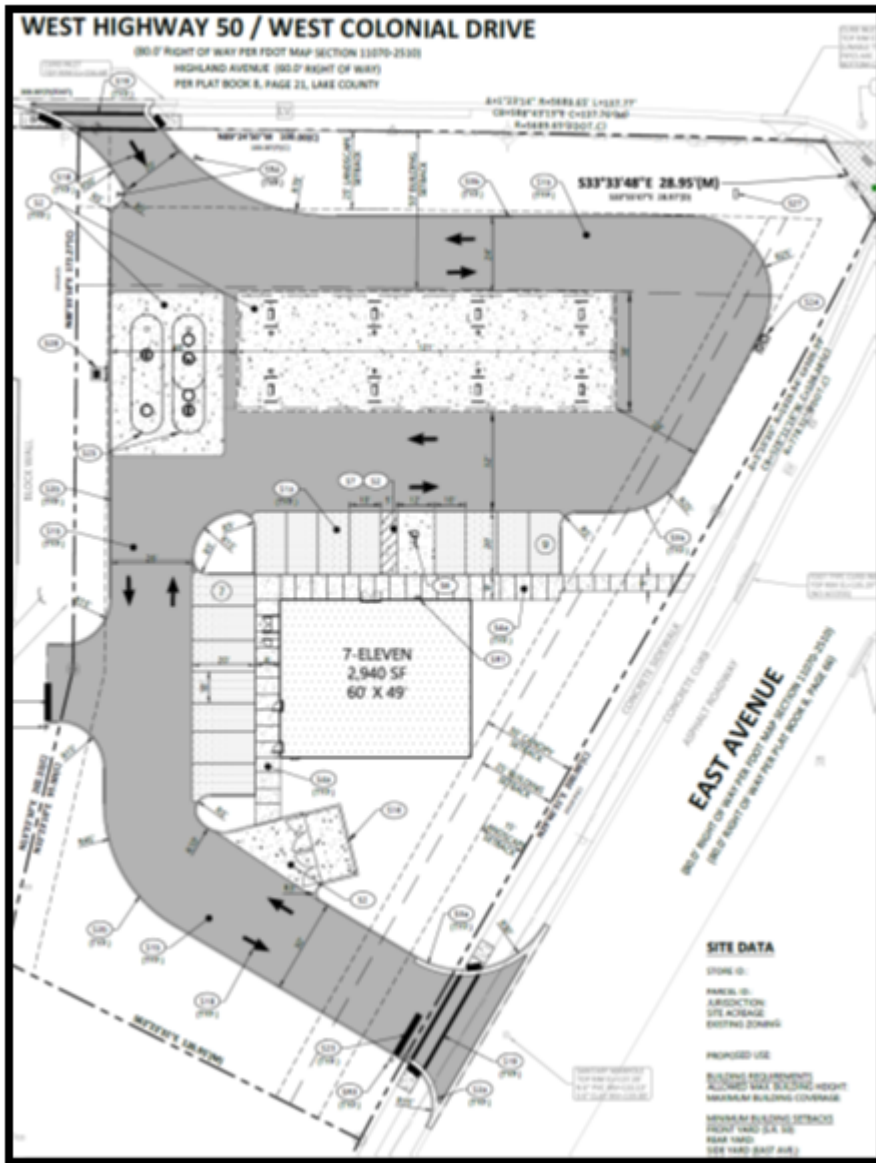
The proposed use is one of the highest trip generators, according to the Institute of Traffic Engineers (ITE). The proposed

convenience store will generate approximately 1,835 daily trips, 115 AM Peak Hour Trips, and 145 PM Peak Hour Trips. These numbers are not adjusted for pass-by trips, or vehicles that will stop on the way to a predetermined selected destination. With the proposed access points and current roadway configuration, all of the traffic will exit onto East Avenue. It is evident that the addition of this use at this location will generate more daily trips at the intersection and on the roads serving the proposed development.

A previous Conditional Use Permit application, Resolution No. 1380, was submitted for a 7,000 square foot retail building in 2004. The City Council denied the request. The minutes cite concerns from property owners in the area and the City Council's concern with access to the property.

Staff has reviewed the proposal and is very concerned about the current traffic situation at SR 50 and East Avenue. This segment of SR 50 is a known constricted corridor between 12th street to the West and Bloxam Street to the East. The Lake-Sumter MPO has placed this segment on the 2017 List of Priority Projects, Table 5 Planning Study Projects. This segment is item 11 and is designated for a Complete Streets study in fiscal year 2018/2019. This intersection is also known to have a high occurrence of pedestrian conflict with vehicles. The crash study data at SR 50 and East Avenue between 2012-2016 had 32 crashes, 19 of which included property damage and 13 with injuries. The Lake County School Board and City of Clermont has a school crossing guard available at this location to assist with passage of children to and from school. In addition, East Avenue is ranked 1 on Table 5 of the Planning Study Projects and funding is under way for a Complete Streets study starting this year. This is a clear indication that pedestrians, bicyclist and motorist are having a challenging time with the current intersection.

Staff has reviewed the application and has evidence that the proposed use will be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The proposed use will have a significant impact on the existing transportation network, especially East Avenue. Staff understands that another use, such as a restaurant that may be permitted at this location could generate similar traffic volumes. Staff's main concern is that all of the traffic will exit onto East Avenue with no other form of egress from the site, which could dissipate the traffic flow. The proposed use with 16 fueling stations is not compatible in the C-1 Light Commercial zoning district. Therefore, staff recommends denial of the request for a convenience store with gas pumps in the C-1 Light Commercial zoning district. *The Planning and Zoning Commission recommended denial, 6-1.*



Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-11 CUP 7-11 East Ave DRAFT	2018-11 CUP 7-11 East Ave DRAFT.doc	
2. 1043321 - 7-Eleven Clermont - Preliminary Site Layout	1043321 - 7-Eleven Clermont - Preliminary Site Layout.pdf	
3. 7-11 East Ave Elevations	7-11 East Ave Elevations.pdf	
4. 7-Eleven East Ave Maps	7-Eleven East Ave Maps.pdf	
5. Directional Photos 7-11 East Ave	Directional Photos 7-11 East Ave.pdf	

6.	LSMPO Comments_7-Eleven Methodology_4-30-2018	LSMPO Comments_7-Eleven Methodology_4-30-2018.pdf
7.	7-11 Continuance Request Aug 2018	7-11 Continuance Request Aug 2018.pdf
8.	1043321 - 7-Eleven Clermont - CUP Application. exe	1043321 - 7-Eleven Clermont - CUP Application. exe.pdf
9.	7-11 CUP Ad	7-11 CUP Ad.pdf
10.	Legal Ad August 2018	Legal Ad August 2018.pdf



**CITY OF CLERMONT
RESOLUTION NO. 2018-11**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CONVENIENCE STORE WITH FUEL SALES IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT.

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 August 7, 2018 recommended BLANK of this Conditional Use Permit to allow for a convenience store with fuel sales; at the following location:

LOCATION:

Southwest corner of SR 50 and East Avenue
Alternate Key #1619432

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 convenience store with fuel sales; 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.



**CITY OF CLERMONT
RESOLUTION NO. 2018-11**

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.
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 prepared by S&ME, dated 04/02/2018. 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.
13. The facility shall be equipped with an alternate generated power capacity for motor fuel dispensing, in accordance with Florida Statutes.



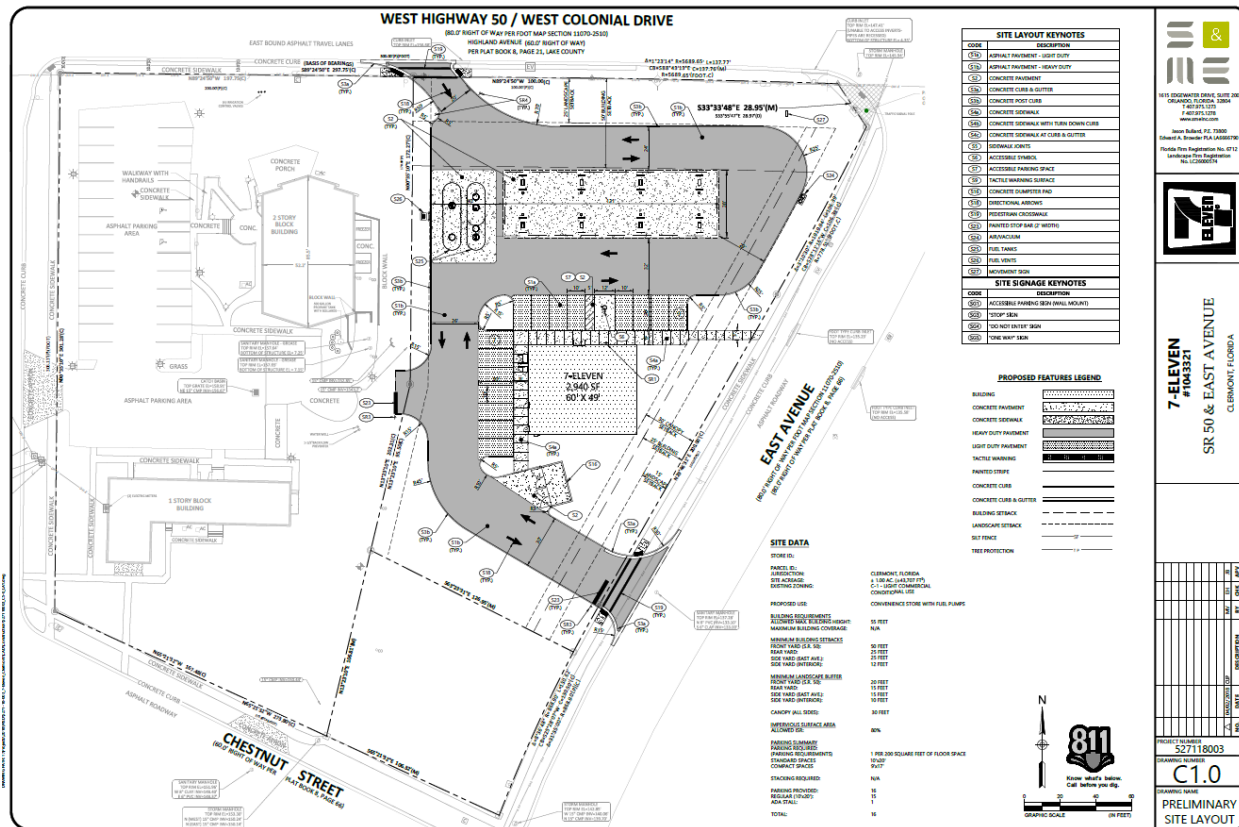
CITY OF CLERMONT
RESOLUTION NO. 2018-11

Section 2 – Land Use

1. Permitted uses shall include a convenience store with up to eight fuel islands for 16 fueling stations. Other permitted uses in the C-1 Light Commercial zoning district are also permitted.
2. A traffic study shall be required to address level of service (LOS) for the area, including any connection to State Road 50 and East Avenue, as needed per Code or policy. If the study identifies a deficiency in the LOS of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
3. The site shall be developed according to the City of Clermont Land Development Codes and all buildings must meet the City of Clermont Architectural Standards.
4. Signage on the canopy shall be limited to four (4) square feet per canopy face and shall be limited to the fuel brand. No pricing of fuel shall be allowed on the canopy.

CITY OF CLERMONT
RESOLUTION NO. 2018-11

Conceptual Site Plan:





CITY OF CLERMONT
RESOLUTION NO. 2018-11

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, 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:

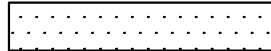
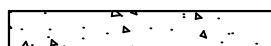
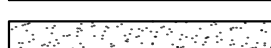
Daniel F. Mantzaris, City Attorney

(80.0' RIGHT OF WAY PER FDOT MAP SECTION 11070-2510)

$\Delta=1^{\circ}23'14''$ R=5689.65' L=137.77'
CB=S88°43'13"E C=137.76'(M)
R=5689.65'(FDOT,C)



PROPOSED FEATURES LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
TACTILE WARNING	
PAINTED STRIPE	
CONCRETE CURB	
CONCRETE CURB & GUTTER	
BUILDING SETBACK	
LANDSCAPE SETBACK	
SILT FENCE	
TREE PROTECTION	



PROJECT NUMBER
527118003

DRAWING NUMBER
C1.0

DRAWING NAME
PRELIMINARY
SITE LAYOUT

4/10/2018 10:33:29 AM

E

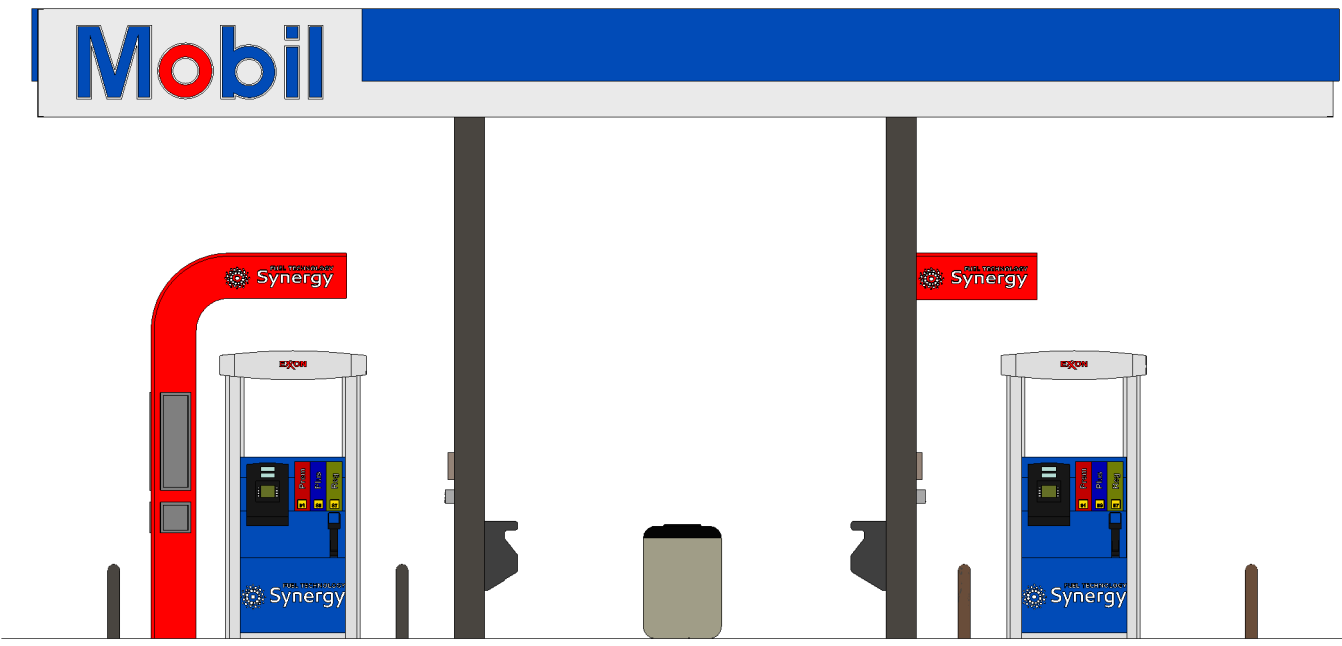
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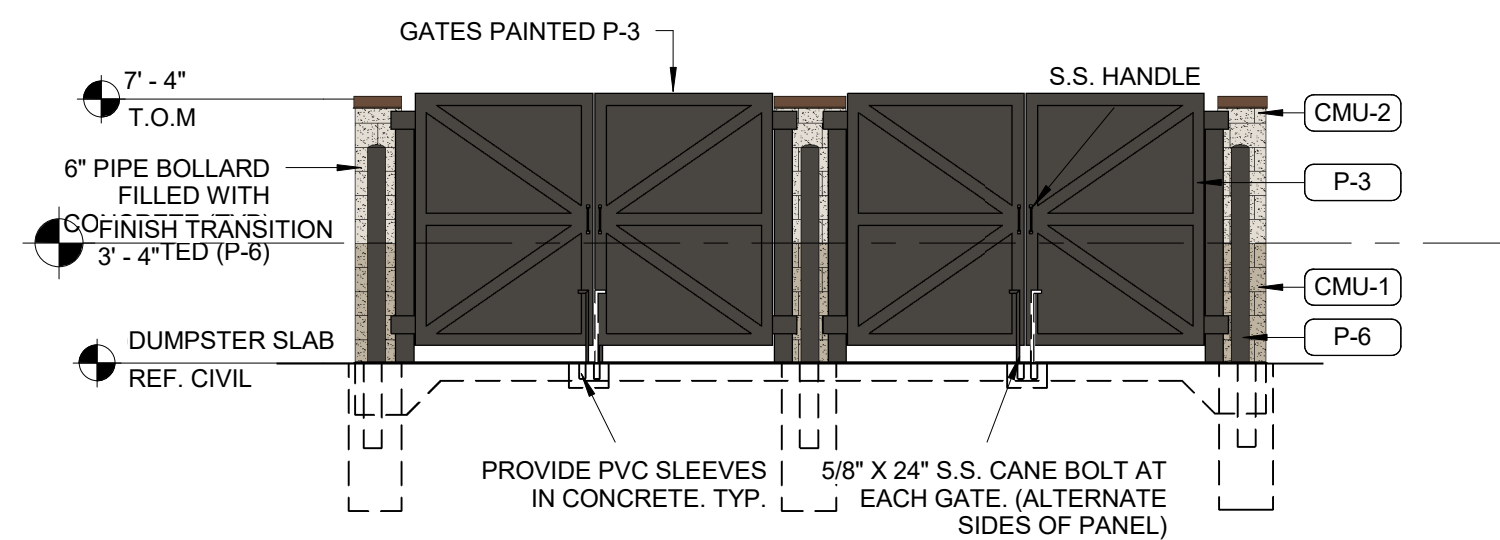
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A

C:\User\hbrame\Documents\18059 Clermont FL_r16_hbrame@batesarchitects.rvt

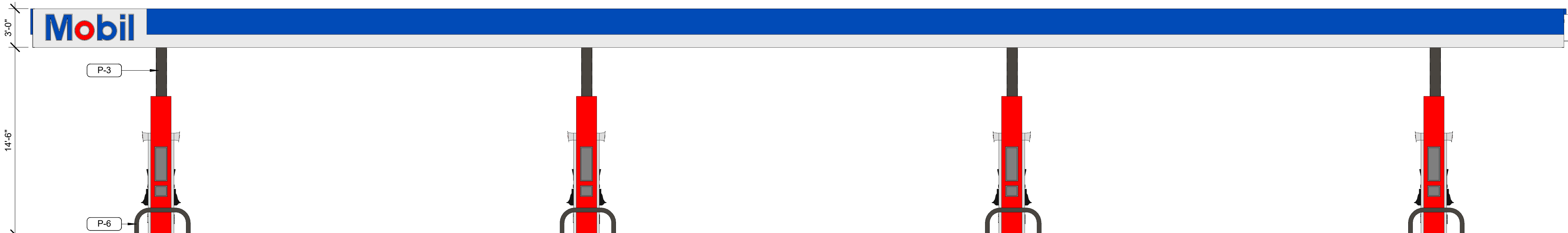


7 FUELING CANOPY-SHORT
3/16" = 1'-0"

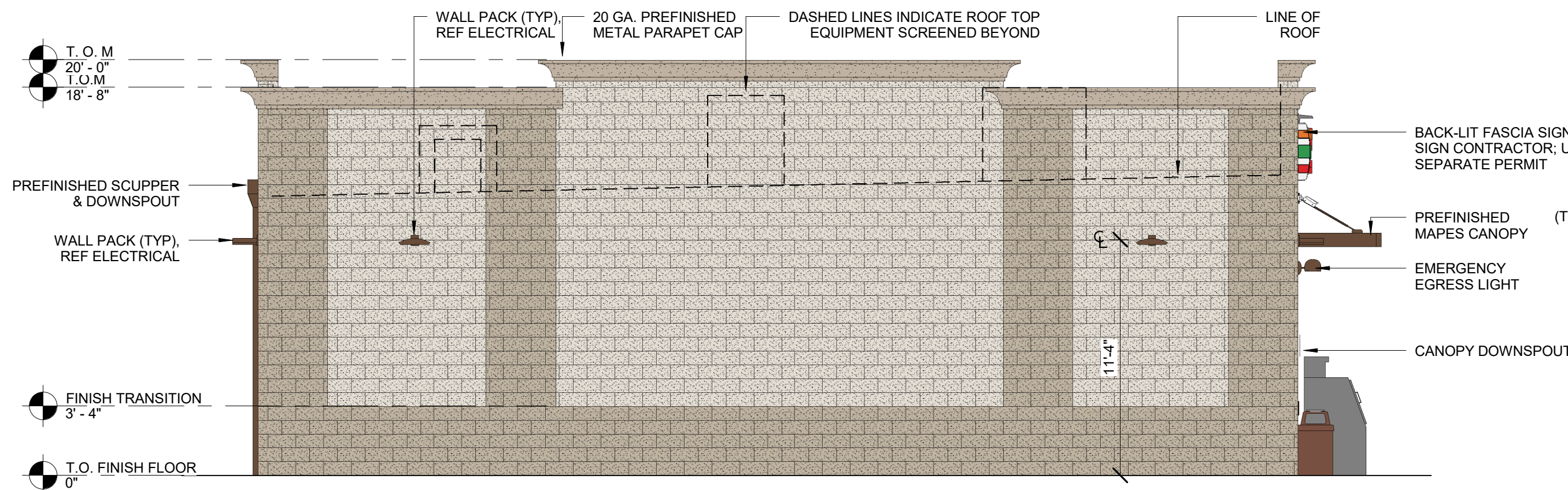


6 GATE ELEVATION DUMPSTER ENCL.
3/16" = 1'-0"

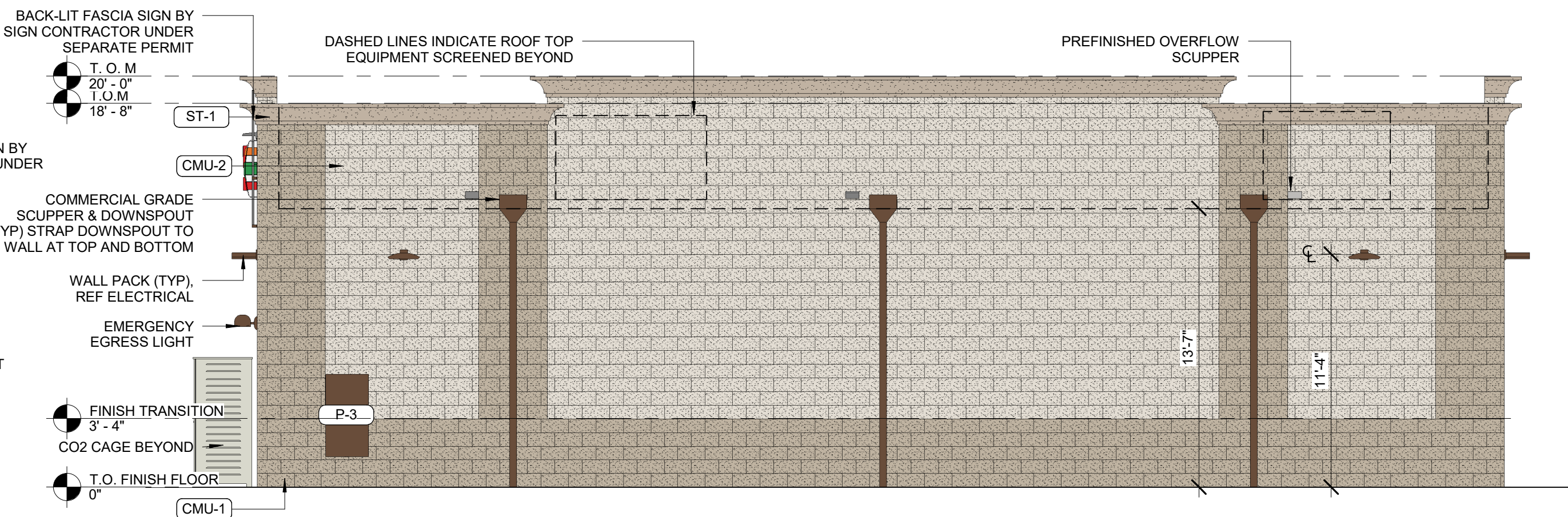
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	BRAINSTORM BRONZE ENAMEL
CMU-1	MASONRY BLOCK	TBD	PAINTED (P-1)
CMU-2	MASONRY BLOCK	TBD	PAINTED (P-2)
MR-1	MEMBRANE ROOFING	DUROLAST	WHITE
P-1	PAINTED CMU BLOCK	SHERWIN WILLIAMS	BALANCED BEIGE - SW 7037
P-2	PAINTED CMU BLOCK	SHERWIN WILLIAMS	AESTHETIC WHITE - SW 7035
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SEAL SKIN SW 7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	DARK BRONZE
ST-1	STUCCO CORNICHE	PAINTED STUCCO	BALANCED BEIGE - SW 7037



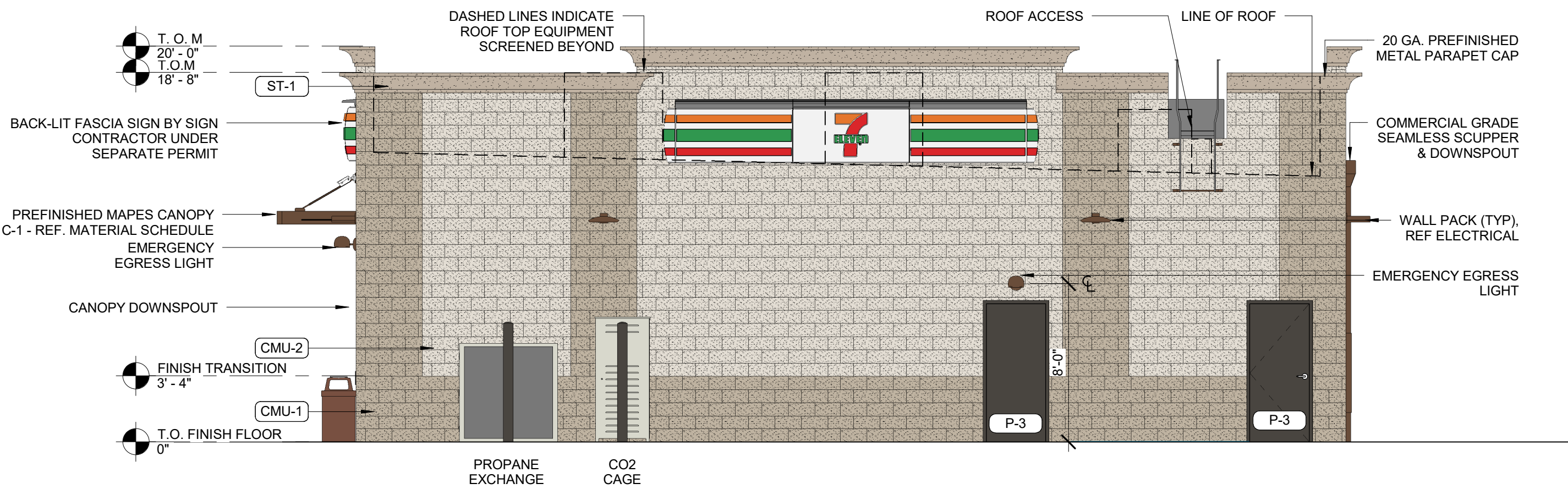
5 FUELING CANOPY-LONG
3/16" = 1'-0"



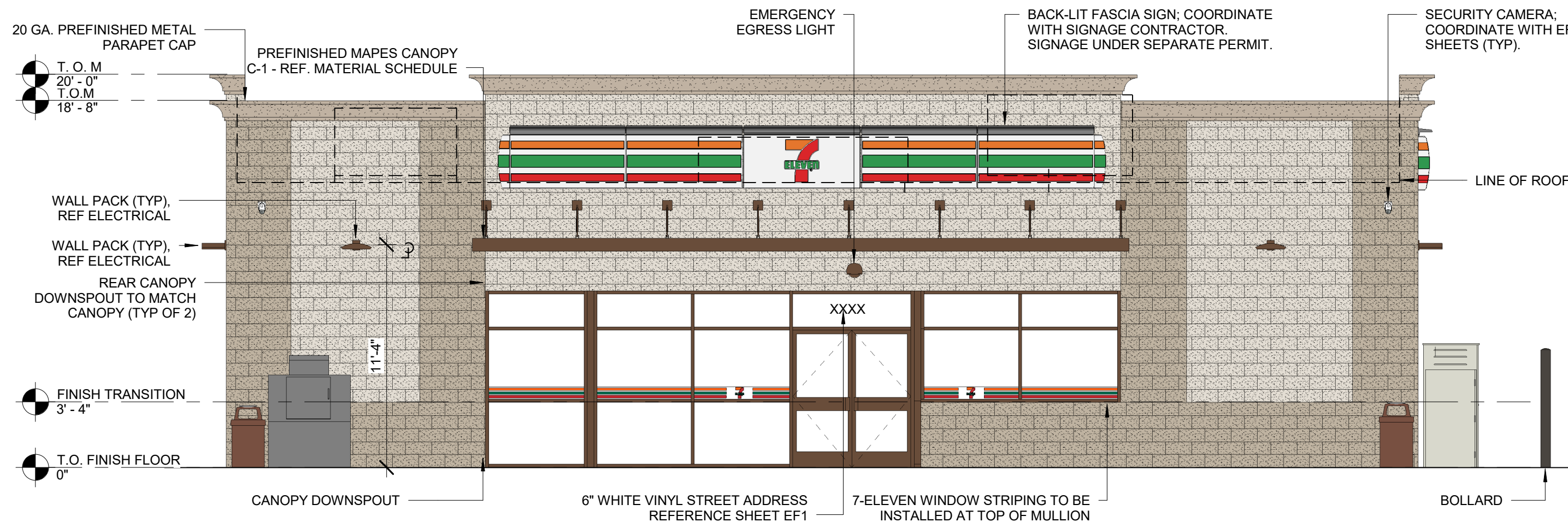
4 EAST FACING ELEVATION
3/16" = 1'-0"



3 SOUTH FACING ELEVATION
3/16" = 1'-0"



2 WEST FACING ELEVATION
3/16" = 1'-0"



1 NORTH FACING ELEVATION
3/16" = 1'-0"

bates

106 N 37TH STREET, SUITE C
ROGERS, ARKANSAS 72756
WWW.BATESARCHITECTS.COM
TEL: 479.633.8165

Florida Certificate of Authority #AA236003602

Copyright 2018 Bates & Associates, Architects

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

STORE #:

1043321

CONSTRUCTION MANAGER

CREIGHTON CONSTRUCTION & MANAGEMENT, LLC
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991

TENANT

7-ELEVEN INC.
3200 HACKBERRY ROAD, IRVING, TX 75063

7-ELEVEN STORE
SR 50 & EAST AVENUE
CLERMONT, FL 34711

CREIGHTON CONSTRUCTION & MANAGEMENT, LLC

900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991

NOT FOR
CONSTRUCTION

04/10/2018

Architect Name - RYAN M. FAUST
Architect Number - AR97905

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED AND WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO. DATE DESCRIPTION

PROJECT NUMBER: 18059

RELEASE DATE: 04/10/2018

REVIEW BOARD ELEVATIONS

R0.01

Exhibit - Location Map
7-Eleven @ SR 50 and East Ave.

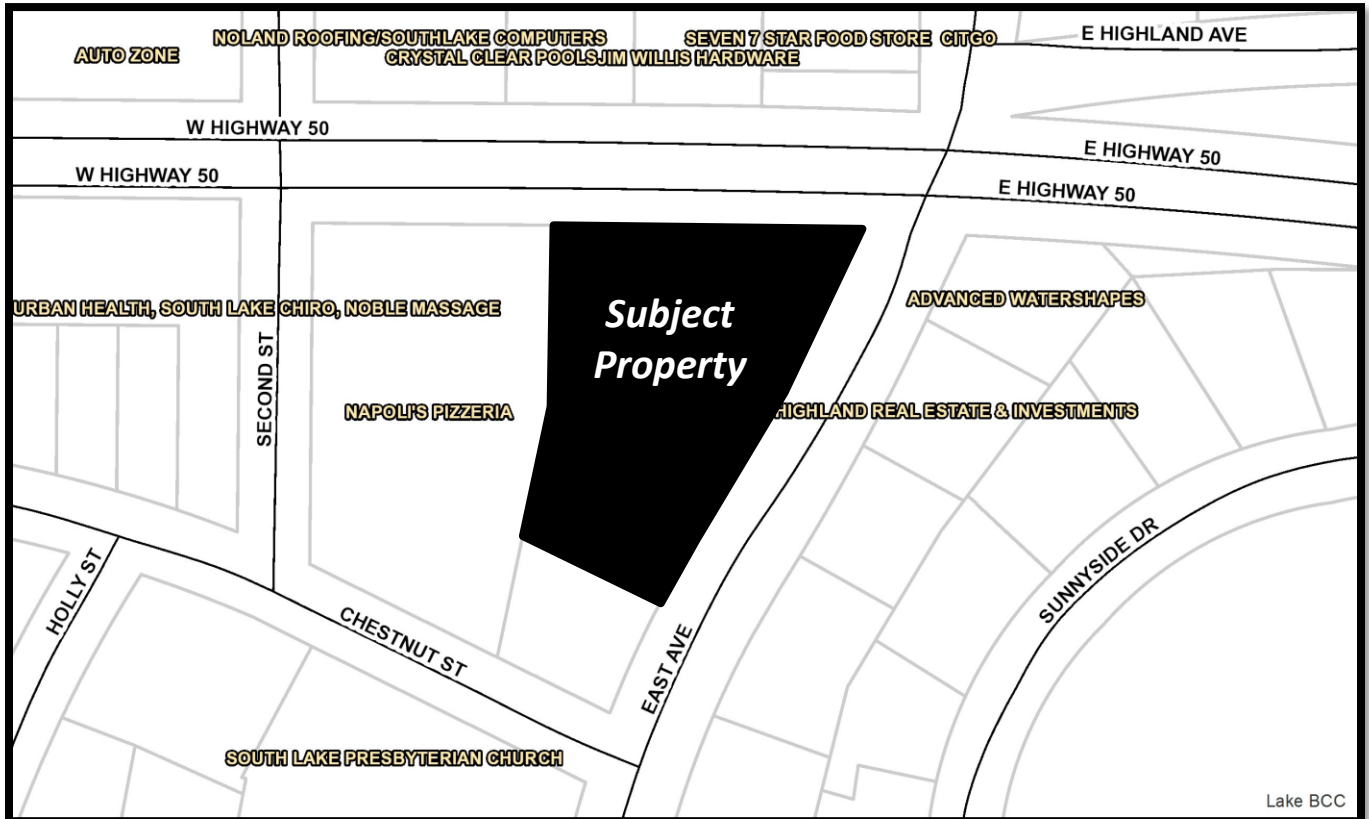
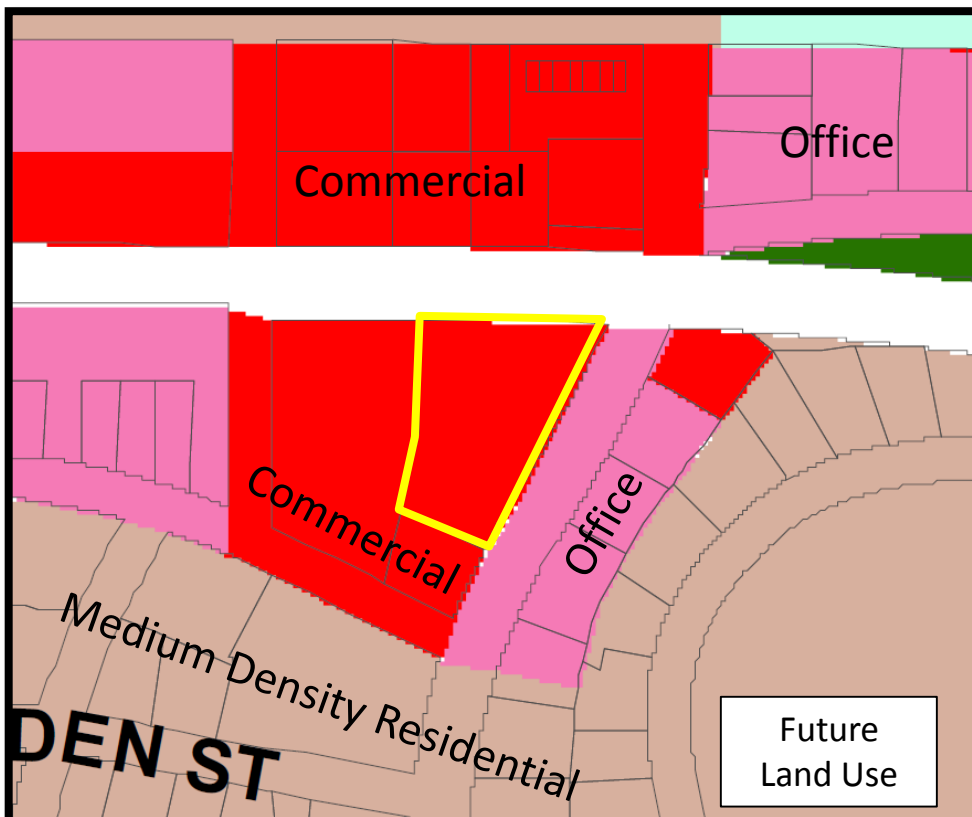
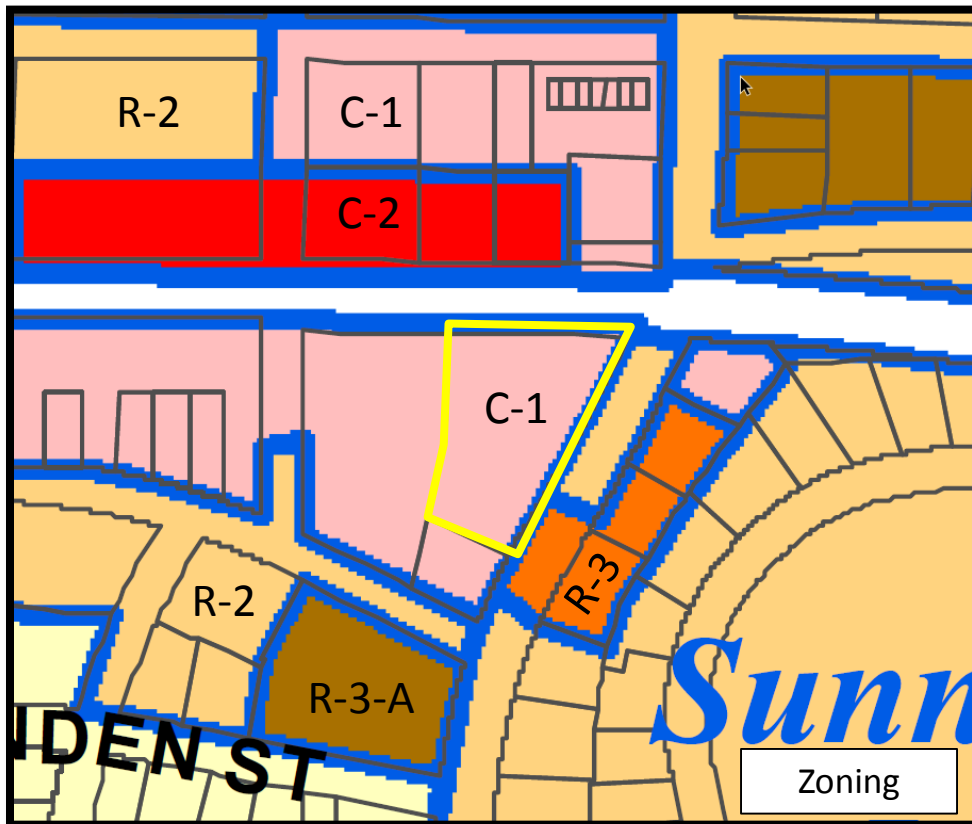


Exhibit – Zoning and Future Land Use Map
7-Eleven @ SR 50 and East Ave



7-Eleven @ East Ave. & SR 50



North



East

7-Eleven @ East Ave. & SR 50



Site

South



Site

West



April 30, 2018

Mr. John E. Kruse, AICP
Senior Planner
Development Services Dept.
685 W. Montrose St.
Clermont, FL 34711

RE: 7-Eleven on SR 50 and East Avenue, Traffic Impact Study Methodology

Mr. Kruse,

The Lake~Sumter MPO has reviewed the document submitted for the 7-Eleven on SR 50 and East Avenue Traffic Impact Study Methodology dated April 24, 2018. The Lake~Sumter MPO offers the following Observations and Comments:

Observations Regarding the Project:

1. The site is located on the southwest quadrant of the intersection of SR 50 and East Avenue, approximately 0.93 miles west of US 27, in the City of Clermont, in central south Lake County, Florida.
2. The project is a 2,940 square foot 7-Eleven convenience store with gas pumps.
3. Access to the property is proposed to be via two (2) access points. One (1) access will be on SR 50 (to the west of East Avenue) and will be a right in/right out. The second access will be off of East Avenue on the east side of the property.
4. No proposed buildout date was provided but is assumed to be 2018.
5. The proposed convenience store with gas pumps land use (ITE LU 853) will generate approximately 1,835 daily trips, 115 AM Peak Hour Trips, and 145 PM Peak Hour Trips. These calculations were done using the ITE 10th Edition rates.
6. However, after pass-by trips are subtracted from the full trip generation, the net new trips will be approximately 624 Daily Trips, 39 AM Peak Hour trips and 49 PM Peak Hour trips, this project qualifies for a Tier 1 Traffic Impact Study, which is acknowledged in the Methodology document.
7. Only the PM Peak Hour was proposed for analysis.
8. The project distribution will be determined using FSUTMS and the CFRPM (V6.1) as indicated in the model plot in the Appendix.
9. The study area radius was not shown in the document but calculates to be $2.76/2 = 1.38$ miles from the site.

Comments Regarding the Traffic Impacts Study Methodology:

1. Due to there being three (3) Elementary schools in the area (Cypress Ridge Elementary, Clermont Elementary, and South Lake Montessori) an AM Peak Hour analysis should be included along with the PM Peak Hour analysis.

"Promoting Regional Transportation Partnerships"

www.LakeSumterMPO.com

225 W. Guava St. Suite 211, Lady Lake, Florida 32159
Phone (352) 315-0170

2. The trip generation calculations, including the pass-by trip percentage, are acceptable.
3. The 'Project Trip Distribution' should be adjusted. The trips to the west seem to be lower than expected. Also, the trips to the north seem to be higher than expected. The text shows 10% trips to the south but the model output in the appendix doesn't show any trips to the south. Thus some manipulation of the trips was conducted by the consultant. I suggest some further manipulation to show a more realistic distribution of the trips referred to above.
4. Although the project trips are relatively low, this area of SR 50 is constrained and needs to be analyzed carefully. Therefore, please add the following to the analysis:

Roadway Segments:

- East Avenue from Minnehaha Avenue to SR 50

Intersections:

- SR 50 at CR 561
- SR 50 at 5th Street
- SR 50 at 8th Street
- SR 50 at Bloxam Avenue
- SR 50 at Grand Hwy.

These additions are within the study area.

5. Please note the recommended multimodal accommodations below, particularly #2 and #3.

Recommended Multimodal Accommodations:

1. Please consider a safe, secure and convenient system for pedestrians and bicyclists which provide direct non-motorized access, linkages, and through-cuts between common origins and destinations.
2. Maintain the provision of continuous pedestrian facilities along all major streets and upgrade if needed. These pedestrian facilities should be direct and interconnect with all other modes of transportation within the project and onto adjacent properties.
3. Require the developer to provide ramps and curb cuts throughout the pedestrian system for physically challenged persons.

Should you have any questions please contact me by email at or by phone at (352)315-0170 ext. 3.

Thank You,

Brian R. Hutt

Brian R. Hutt
Lake~Sumter MPO
TMS Project Manager
Phone: (352) 315-0107 Ext. 3

John E. Kruse

From: Tedrow, Tara L. <Tara.Tedrow@lowndes-law.com>
Sent: Friday, May 25, 2018 9:05 AM
To: John E. Kruse
Subject: 7-11 on East: Continuance Request

Good morning, John! Please accept this email as a formal request to continue our P&Z hearing to August, since there is no hearing in July. That would put our P&Z hearing on August 7 and our City Council hearing on August 28. Thank you so much for your time and assistance so far!

Regards,

Tara L. Tedrow
Land Use & Commercial Real Estate Attorney Lowndes, Drosdick, Doster, Kantor & Reed
215 N Eola Dr, Orlando, FL 32801
407-418-6361

Sent from my iPhone

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**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 3/21/2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): 7-Eleven SR 50 East Avenue (Pre-app 1/3/18)

APPLICANT: S&ME, Inc.

CONTACT PERSON: Jason Bullard

Address: 1615 Edgewater Drive - Suite 200

City: Orlando State: Florida Zip: 32804

Phone: (407) 975-1273 Fax:

E-Mail: jbullard@smeinc.com

OWNER: Salvatore's, Inc.

Address: 151 W Highway 50

City: Clermont State: Florida Zip: 34711

Phone: Fax:

Address of Subject Property: WEST HIGHWAY 50 CLERMONT FL 34711

General Location: The property is located at the southwest corner of S.R. 50 and East Avenue.

Legal Description (include copy of survey): See Attached Survey.

Land Use (City verification required): C-1 Light Commercial

Zoning (City verification required): Commercial

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



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director is required. Call 394-4083 to schedule a meeting.
2. After meeting with the Planning Manager, the applicant shall prepare and submit 6 sets of preliminary site plans for review by the Site Review Committee (SRC) (if required). The preliminary site plan shall clearly depict the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the CUP application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, and is not an approved site plan for construction.*
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be scheduled for public hearings the following month. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning & Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

** The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS**

Page 2

In addition to the attached application, the applicant shall provide the follow information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property.
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on type of CUP)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00, plus the cost of the advertisement

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
--



March 30, 2018

Curt Henschel
City of Clermont
685 W. Montrose St.
Clermont, FL, 34711

Reference: 7-Eleven 104331 - S.R. 50 and East Ave. – Conditional Use Justification Letter

Dear Mr. Henschel:

This letter is in reference to the Conditional Use Permit application for the proposed 7-Eleven facility (convenience store with fuel pumps) located at the southwest corner of West S.R. 50 and East Avenue. The subject parcel, 24-22-25030000800100, is zoned C-1 Light Commercial. Within the C-1 Light Commercial zoning district convenience store and fuel sales uses are allowed as a conditional use. The proposed 7-Eleven facility would include a ±3,109 square foot convenience center and sixteen (16) fueling stations.

The existing surrounding parcels have uses and zoning classifications that are consistent and compatible with this request and proposed use. Immediately west of the site is zoned Light Commercial and is being used for a Restaurant. North of the subject parcel, directly across S.R. 50 there is a Light Commercial parcel currently being used as a convenience store with fueling stations. The other three parcels north of S.R. 50 are General commercial with various retail uses. The southeast corner of the intersection of S.R. 50 and East Avenue is zoned Light Commercial and is used for retail. Along East Avenue adjacent to the site the parcels are zoned R-3 Residential/Professional district. They are developed with residential and office uses.

The subject parcel is located on the southwest corner of West State Road 50 and East Avenue. State Road 50 is an Urban Principal Arterial road. East Ave is an Urban Major Collector road. The proposed development of the subject parcel is compatible with the roadway classifications and existing development along the roadways. The roadways support the siting of a convenience store with gas pumps as they are both high-volume commercial corridors and the subject parcel is located at a commercial node, intersections of the two corridors. The proposed development of a 7-Eleven facility (convenience store with fuel pumps) at the subject parcel is consistent with current C-1 Light Commercial zoning and is also compatible with the existing development uses.

Sincerely,



S&ME, Inc.

Jason Bullard, P.E.
Senior Project Manager

Florida Department of State

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity NameFlorida Profit Corporation
SALVATORE'S, INC.**Filing Information**

Document Number	P02000030525
FE/EIN Number	03-0416921
Date Filed	03/14/2002
Effective Date	03/13/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/31/2005

Principal Address151 W HIGHWAY 50
CLERMONT, FL 34711 UN

Changed: 04/01/2012

Mailing Address5660 CR 561
CLERMONT, FL 34714

Changed: 04/28/2008

Registered Agent Name & AddressTIRRI, ANTHONY
5660 COUNTY ROAD 561
CLERMONT, FL 34714

Name Changed: 03/31/2005

Address Changed: 04/29/2010

Officer/Director Detail**Name & Address**

Title D

TIRRI, JEAN
150 carr sector central
carolina, pr 00979 PR

Title ST

TIRRI, ANTHONY
5660 CR 561
CLERMONT, FL 34714

Annual Reports

Report Year	Filed Date
2015	04/28/2015
2016	08/31/2016
2017	04/24/2017

Document Images

04/24/2017 -- ANNUAL REPORT	View image in PDF format
08/31/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
02/24/2013 -- ANNUAL REPORT	View image in PDF format
04/01/2012 -- ANNUAL REPORT	View image in PDF format
01/22/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- REINSTATEMENT	View image in PDF format
03/11/2003 -- ANNUAL REPORT	View image in PDF format
03/14/2002 -- Domestic Profit	View image in PDF format

March 23rd, 2018

S&ME, Inc.
1615 Edgewater Drive, Ste. 200
Orlando, FL 32804

RE: Letter of Authorization
Salvatore's, INC.

1043321-7-Eleven Clermont
Clermont, FL
Parcel ID: 24-22-25-030000800100

To Whom It May Concern:

I am authorizing Creighton Construction & Development. ("Creighton") and S&ME, Inc.(S&ME), as agent for Owner, to communicate and submit all required information as necessary in obtaining governmental approvals and permits for the above-referenced project.

Please note that S&ME is expressly prohibited from entering into any agreements on behalf of Owner, or any of its affiliates, that bind Owner financially, with the exception of standard application and permit costs, or that convey or restrict property rights.

Any reproduced copy of this signed original shall be deemed to be an original counterpart of this Letter of Authorization.

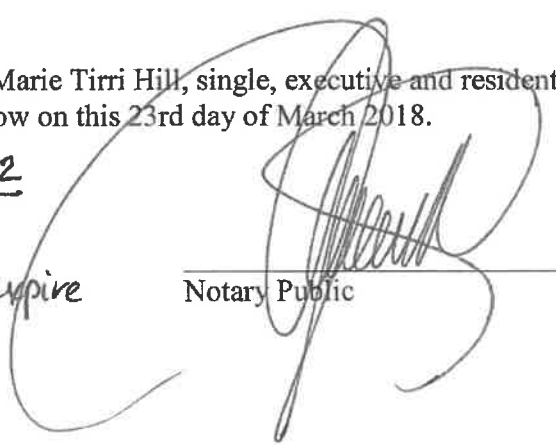
Sincerely,


Salvatore's, Inc.
Jean Tirri
President

Sworn to me by Jean Marie Tirri Hill, single, executive and resident of Carolina, Puerto Rico, whom I personally know on this 23rd day of March 2018.

AFF. # 8402

My Commission expire
never.



Notary Public



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: 10075878
Phone: (352) 241-7331
Date: 04/17/18
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	04/24/2018	05/15/2018	\$173.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a convenience store with fuel sales in the C-1 Light Commercial zoning district.

Ad No: 10075878
April 24, 2018 &
May 15, 2018

LOCATION

Southwest corner of SR 50
and East Avenue
Alternate Key #1619432

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, May 1, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, May 22, 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

Payment Info	
Ad Price	\$173.52
Tax	\$0.00
Sub Total	\$173.52
Prepaid Amount	\$0.00
Balance Due	\$173.52

Advertising Receipt

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

Account Number: 7101866
Order Number: 10078766
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 of Clermont will consider a i	07/31/2018	08/21/2018	\$164.76

LEGAL NOTICE

July 31, 2018 &
August 21, 2018

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a convenience store with fuel sales in the C-1 Light Commercial zoning district.

LOCATION

Southwest corner of SR 50
and East Avenue
Alternate Key #1619432

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 28, 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

Ad No: 10078766

Payment Info	
Ad Price	\$164.76
Tax	\$0.00
Sub Total	\$164.76
Prepaid Amount	\$0.00
Balance Due	\$164.76

**AGENDA ITEM**

Meeting Date	
Tuesday, August 28, 2018	
Agenda Item Name	
Ordinance No. 2018-28 <i>Final</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



CITY OF CLERMONT
ORDINANCE NO. 2018-28

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.

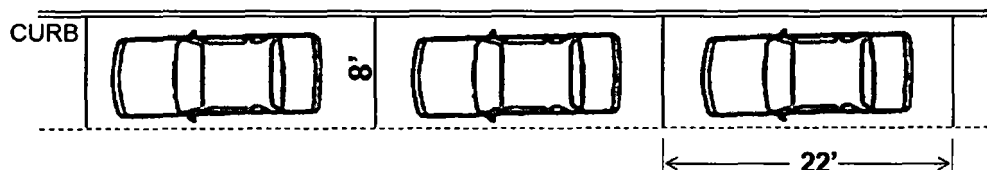
(Code 1998, § 98-4; Ord. No. 281-C, § 1(ch. 12, § 2(A)(5)), 11-8-1994)

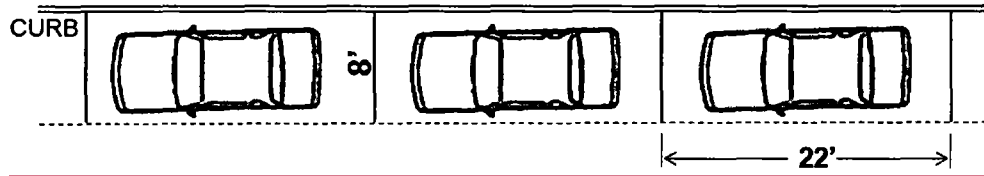
Section 98-5 Design of parking lots

(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.

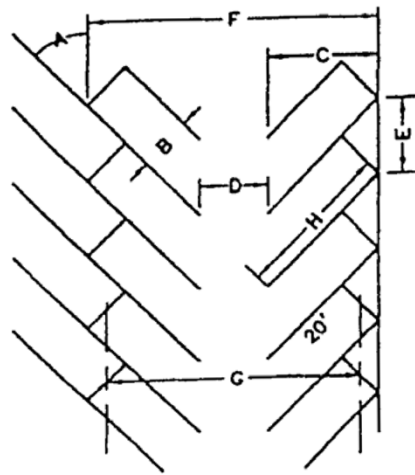


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The figures referenced in this chapter are set out in this section.

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Figure 98-15A. Parking Standards
(Not to Scale)



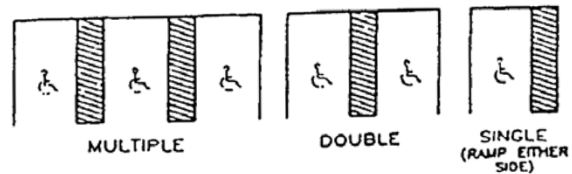
A	B	C	D	E	F	G	H
0°	10.00'	10.00'	12.00'	23.00'	32.00'	-	23.00'
30°	10.00'	18.66'	11.00'	20.00'	48.32'	39.66'	37.32'
45°	10.00'	21.21'	13.00'	14.14'	55.43'	48.36'	30.00'
60°	10.00'	22.32'	18.00'	11.55'	62.64'	57.64'	25.77'
90°	10.00'	20.00'	24.00'	10.00'	64.00'	64.00'	20.00'

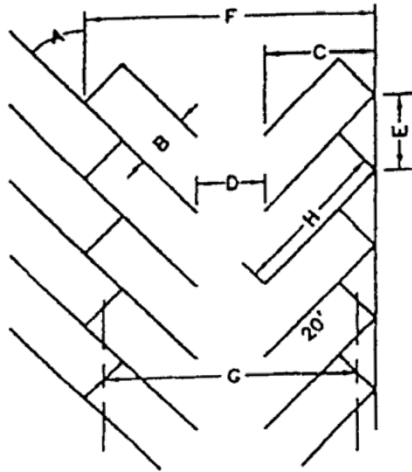
- A - PARKING ANGLE
B - STALL WIDTH
C - STALL TO CURB
D - AISLE WIDTH
E - CURB LENGTH PER CAR
F - MINIMUM OVERALL DOUBLE ROW WITH AISLE BETWEEN
G - STALL CENTER (DOES NOT INCLUDE OVERHANG)

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
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)

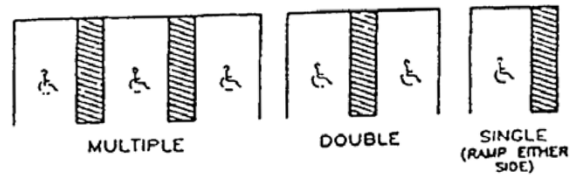
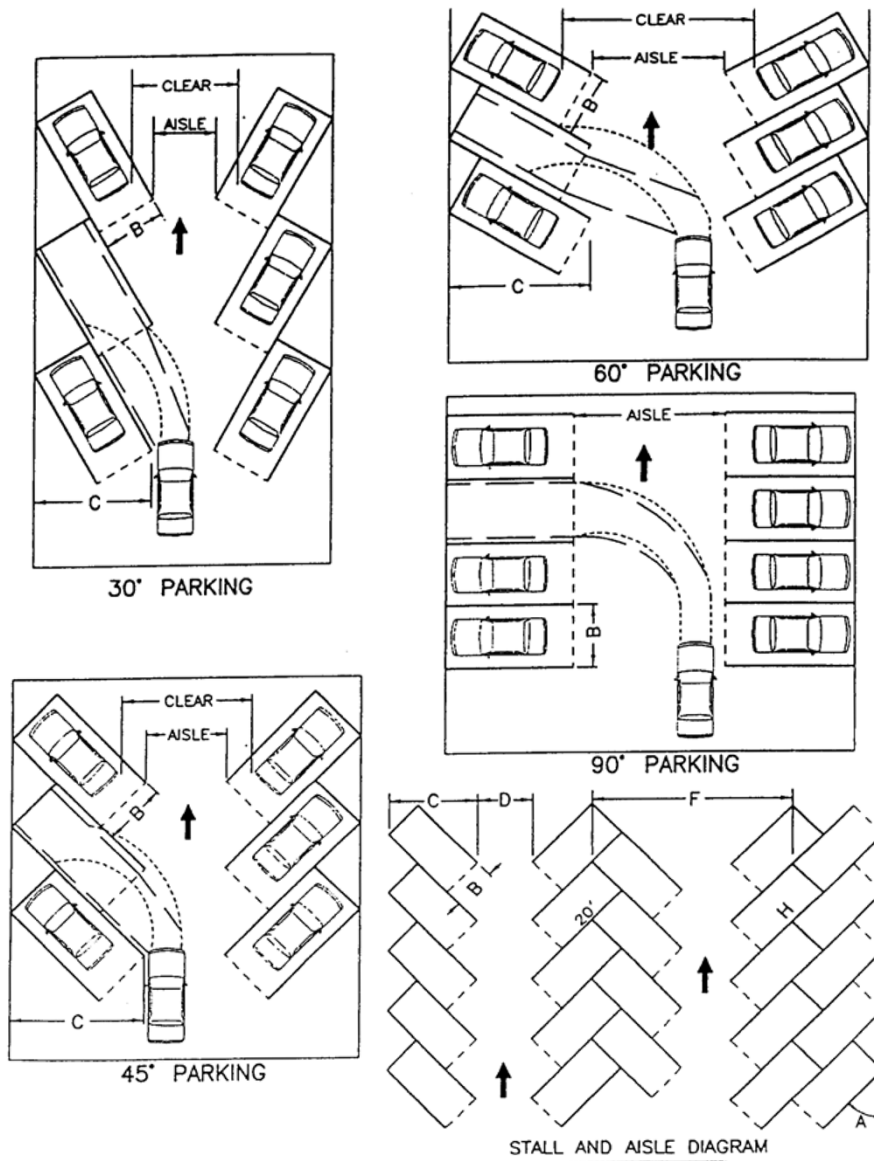
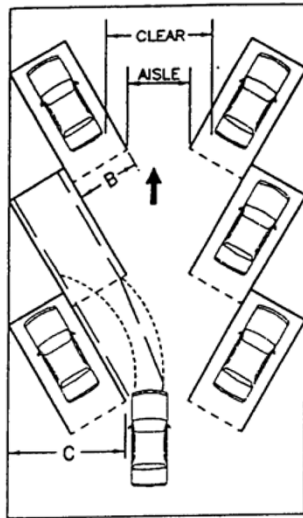
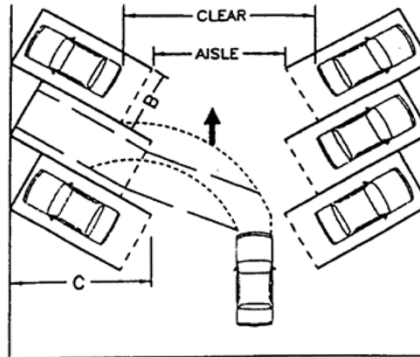


Figure 98-15B. One-Way Street Curb Parking
 (Not to Scale)

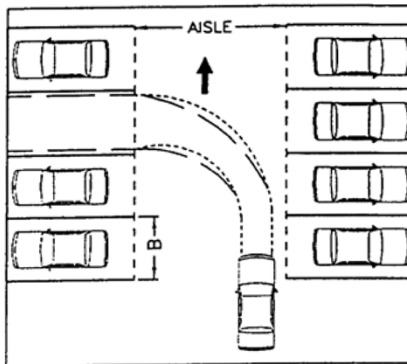




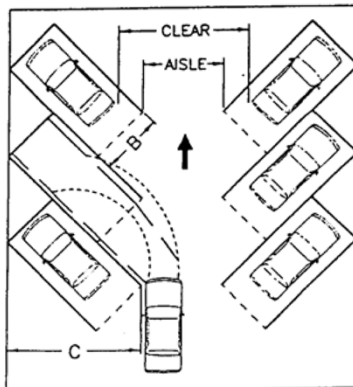
30° PARKING



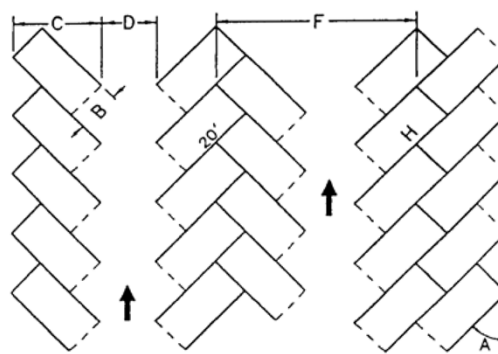
60° PARKING



90° PARKING



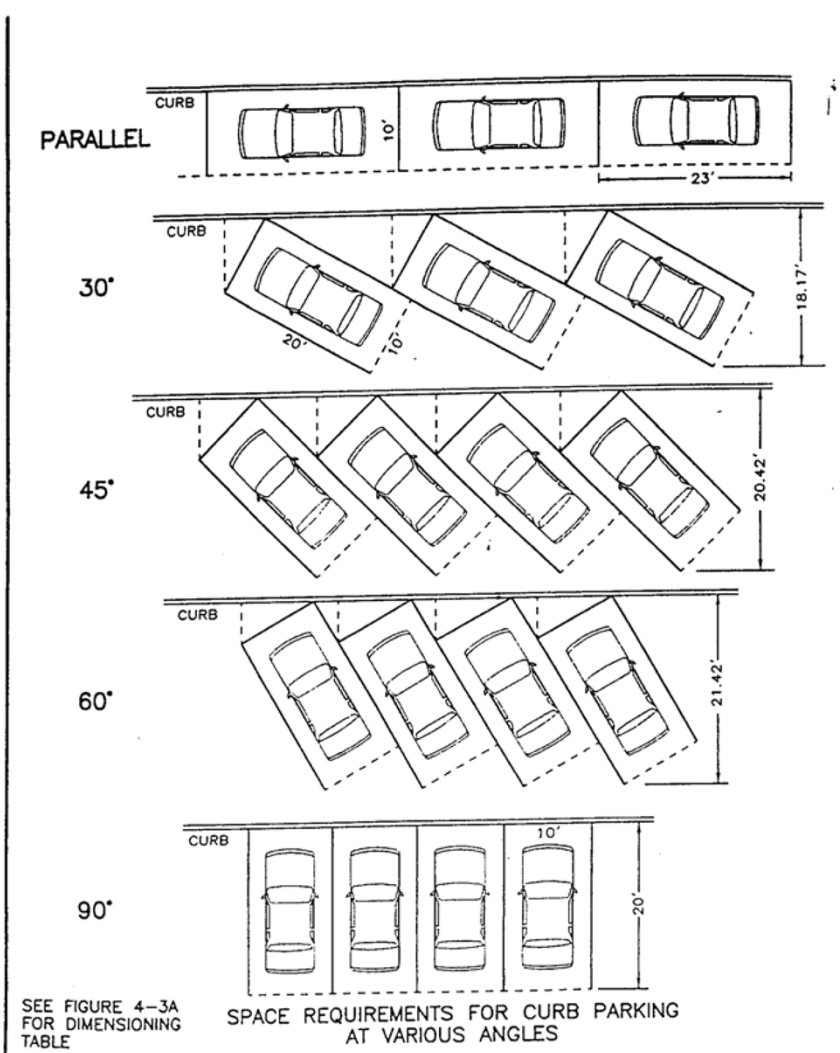
45° PARKING

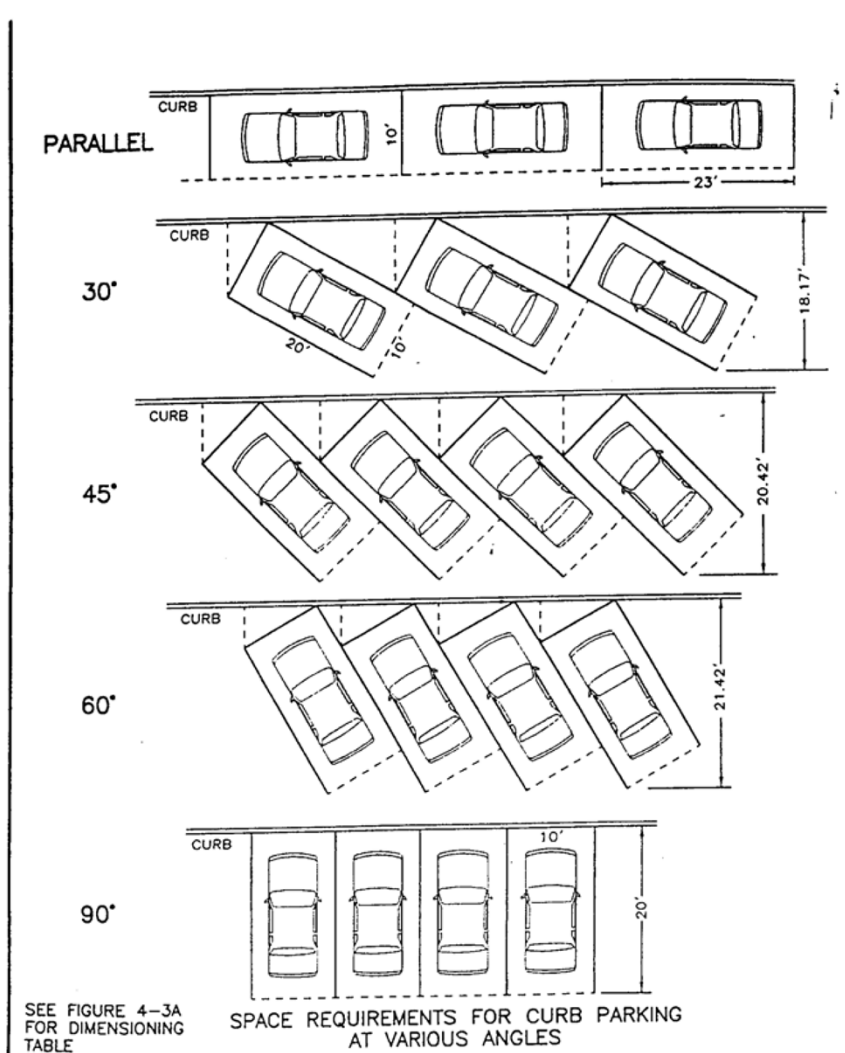


STALL AND AISLE DIAGRAM

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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.

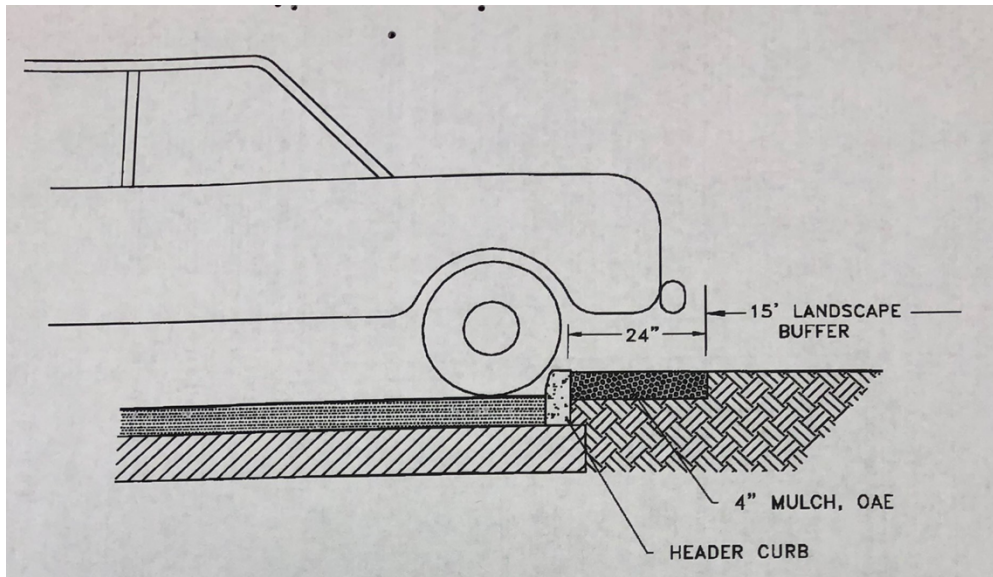
3) *Divider medians.* Landscaped divider medians may be used to meet interior landscape requirements. A divider median is a continual landscaped island located between lineal rows of parking which face head to head. The minimum width of a divider median shall be eight feet. One canopy tree shall be provided 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
ORDINANCE NO. 2018-28

Figure A

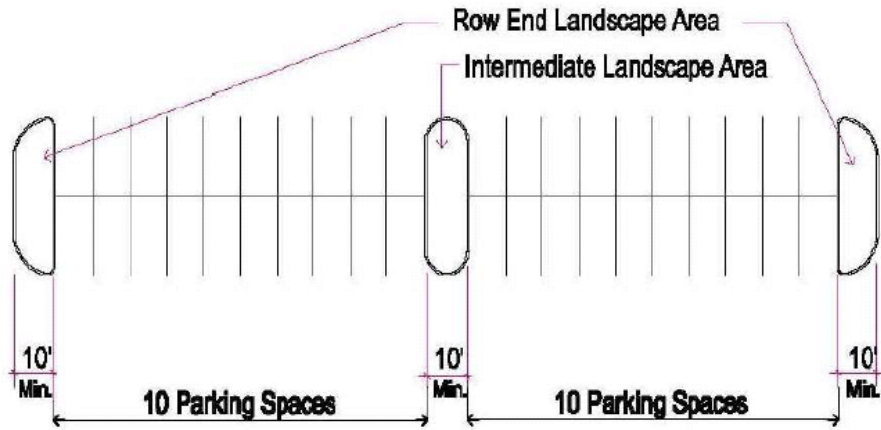


Figure B

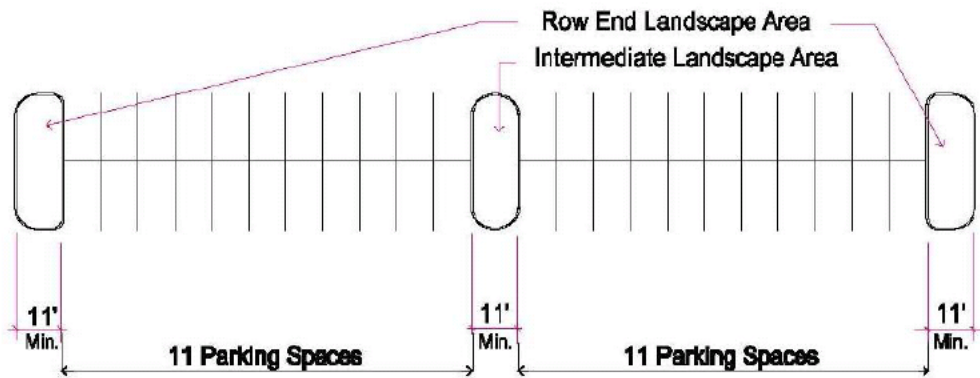


Figure C

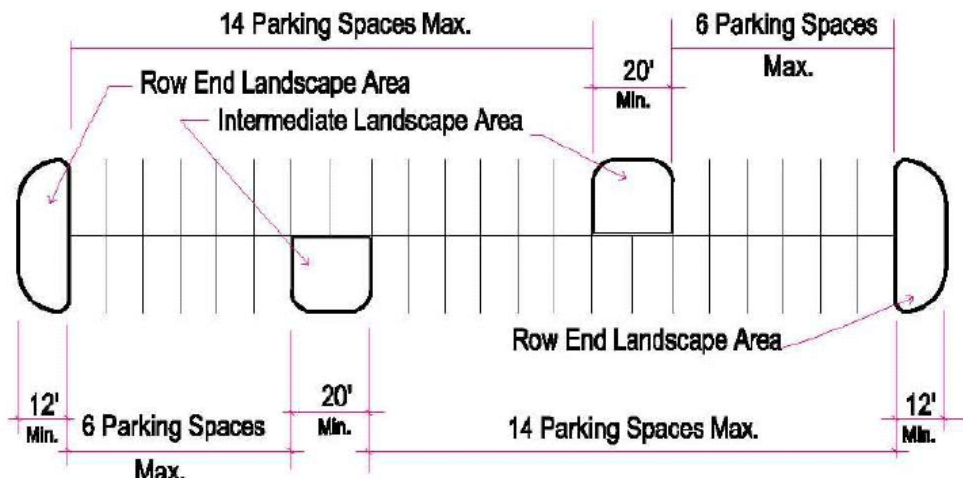


Figure D

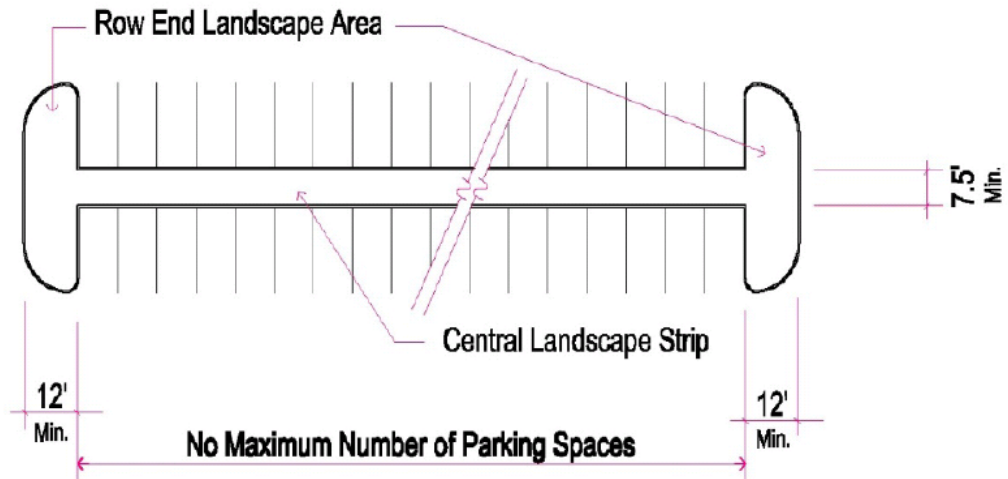
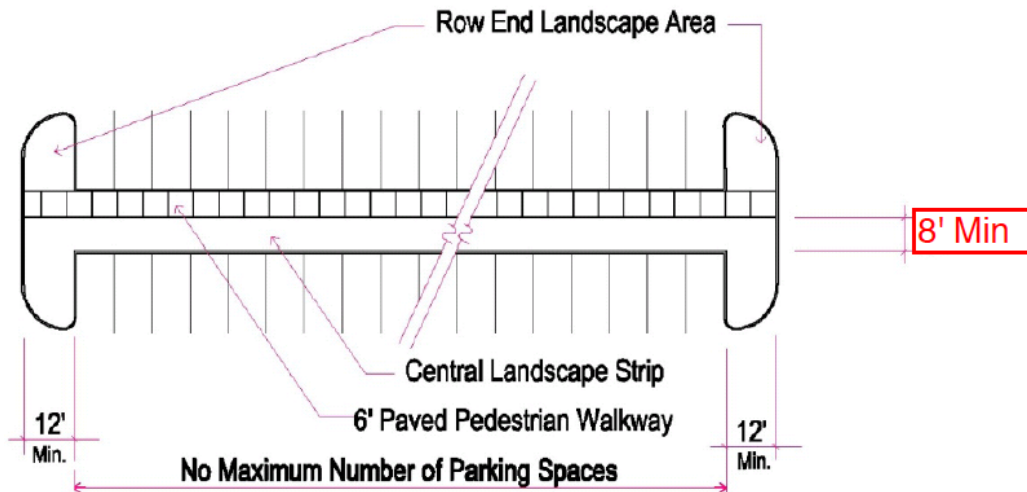


Figure E





CITY OF CLERMONT
ORDINANCE NO. 2018-28

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
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: 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 28, 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. <i>The Planning and Zoning Commission at the meeting held on June 5, 2018, voted to recommend approval of Resolution No. 2018-16R.</i>	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Final CUP RES 2018-16R (8-28)	Final CUP RES 2018-16R (8-28).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	
28. The Tire Choice Clermont Noise Study	The Tire Choice Clermont Noise Study.pdf	
29. Letter to Mayor Ash	Letter to Mayor Ash.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2018-16R

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

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

LOCATION:

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

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

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

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

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

This application for a Conditional Use Permit to allow for a tire store with eight service bays in the Planned Unit Development zoning district, be granted subject to the following conditions:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2018-16R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2018-16R

SECTION 2. Land Uses and Specific Conditions:

1. This Conditional Use Permit is for a 5,400 square feet tire store with eight (8) service bays located in the Kings Crossing Planned Unit Development Master Plan (Ordinance No. 2017-02). The PUD allows C-1 Light Commercial uses.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Native Engineering. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Code.
3. The site may also be used for any permitted use in the C-1 Light Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage of any tires will be allowed. Any tire storage shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. All service bays shall be designed not to face US Highway 27. Automotive service areas shall be completely screened from public view and public streets with walls and landscaping. No outside auto service operations shall be permitted.
6. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, "Noise" as may be amended or revised, in any thirty (30) consecutive- day period as verified by staff, this conditional use permit shall be presented to the City Council for consideration of further conditions or revocation of this conditional use permit.
7. The use as authorized herein shall be limited to operation Monday thru Saturday during the hours of 7:00 a.m. to 7:00 p.m. and Sunday during the hours of 9:00 a.m. to 5:00 p.m.



CITY OF CLERMONT
RESOLUTION NO. 2018-16R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of August, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

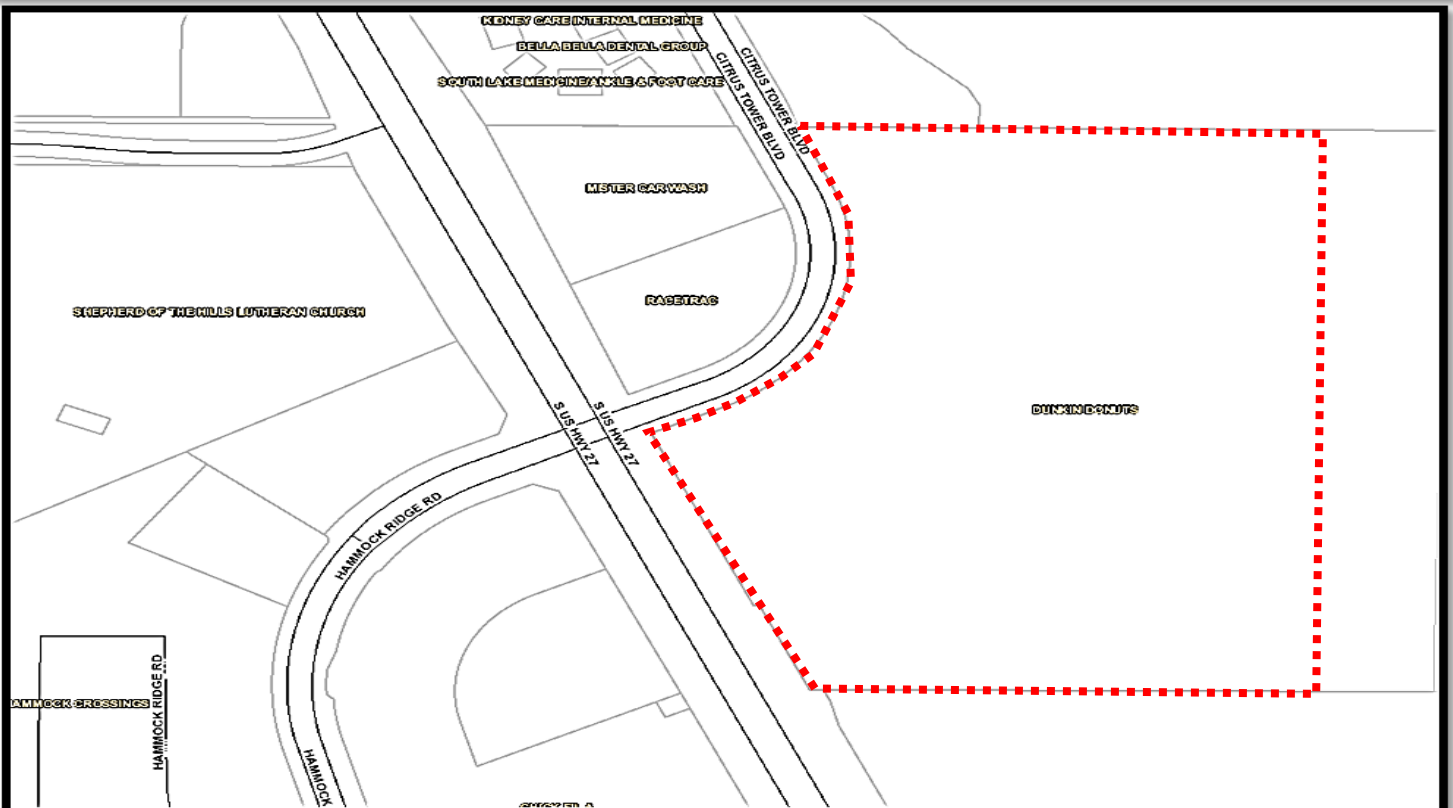
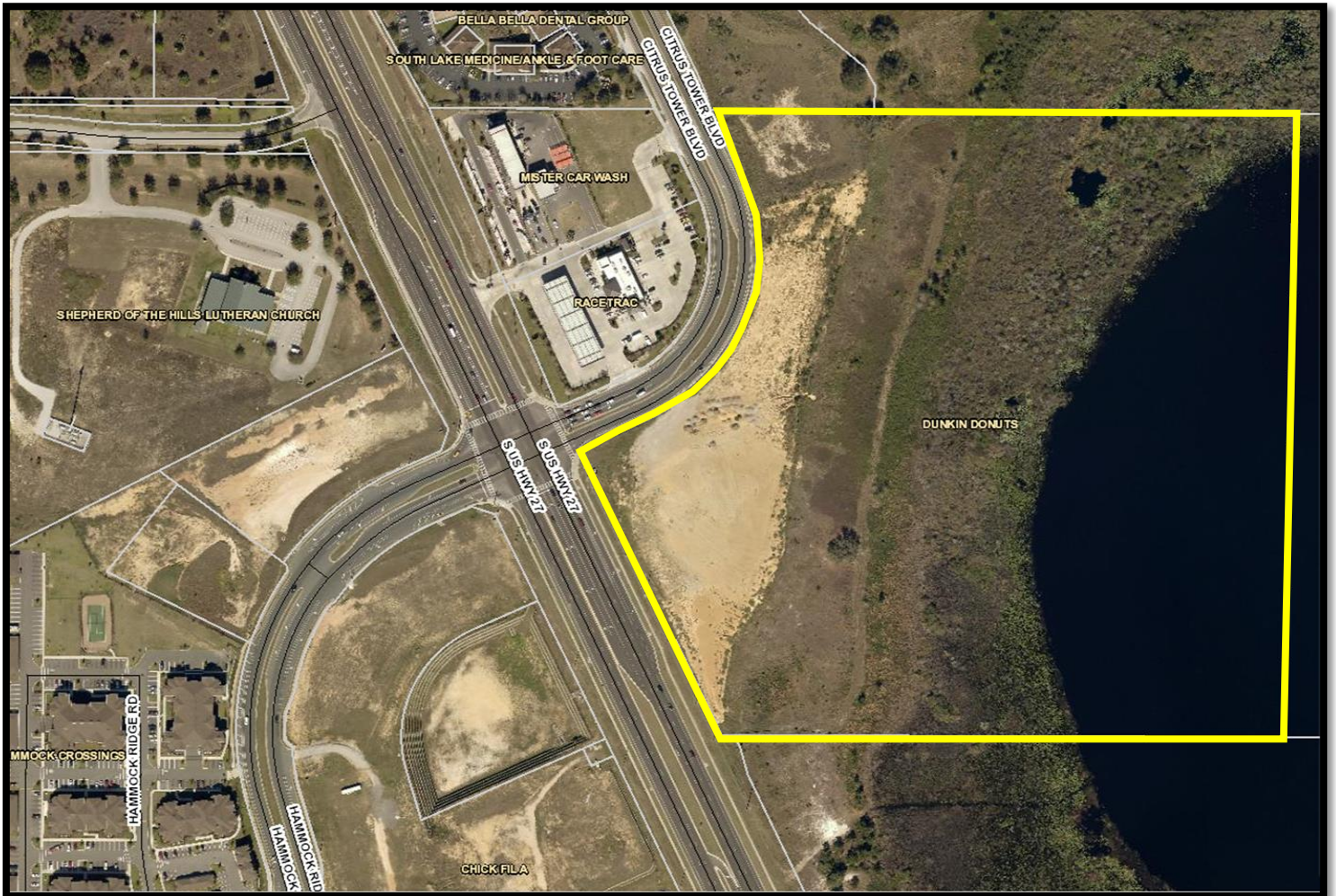
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Kings Crossing Tire Store

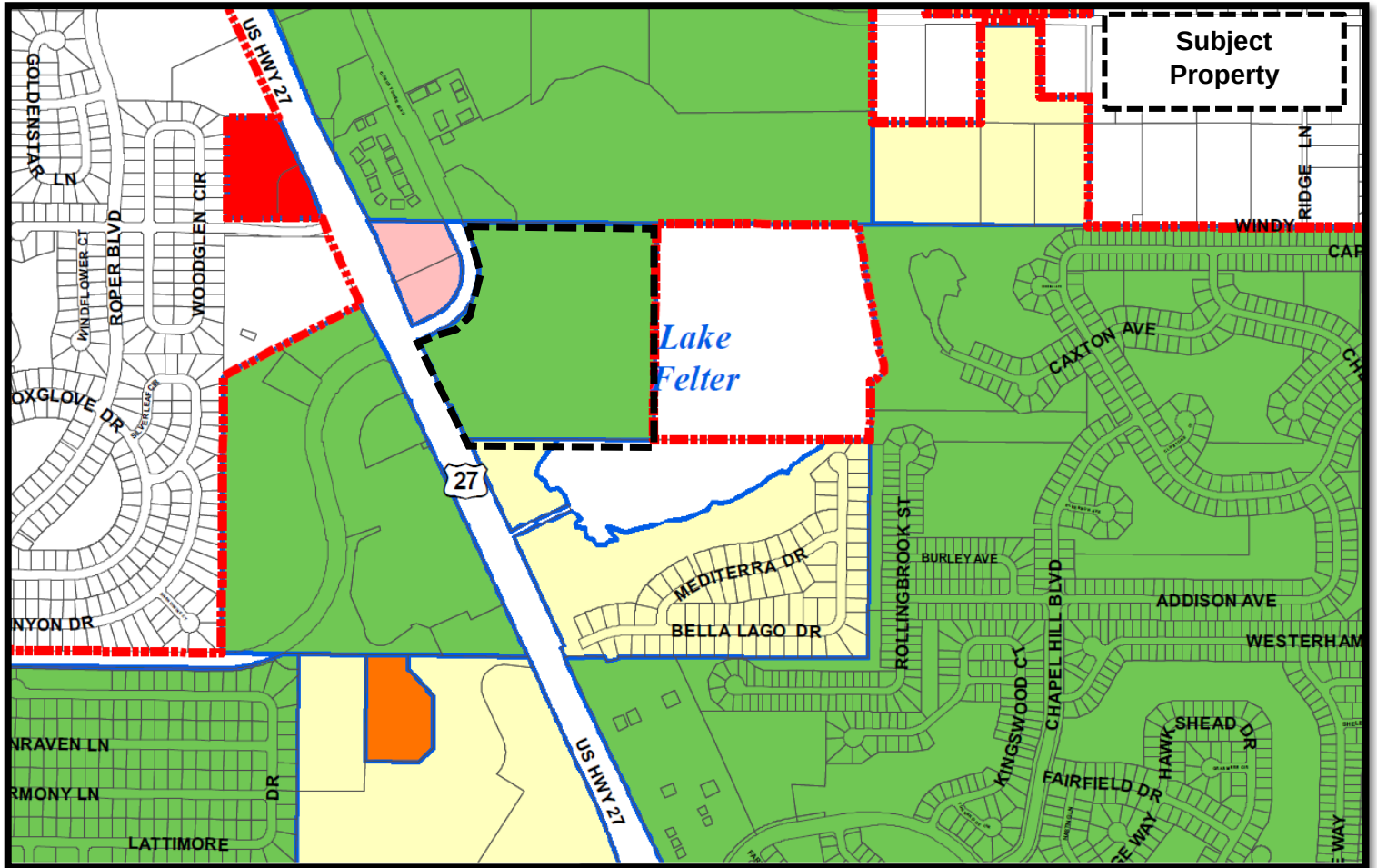


\\MESERVER\Server\Native Engineering\Clania\Amprop\Projects\Clermont Kings Crossings - Lot 2\Drawings\Exhibits\Aerial Map Exhibit.dwg - Apr 30, 2018 @ 4:58pm



SHEET NUMBER	AERIAL MAP EXHIBIT		TIRE STORE @ CLERMONT KINGS CROSSING		FOR AMPROP VENTURES, LLC 4201 WEST CYPRESS STREET TAMPA, FL 33607 (813) 854-2211	 www.amprop.com	 NATIVE engineering,plc	P.O. BOX 2865 LAND O' LAKES, FL 34639 (813) 412-3210 CERTIFICATE OF AUTHORIZATION NUMBER: 28758	REVISIONS	
	EX	5-T-R 05-23-26	NO.	DATE					DESCRIPTION	

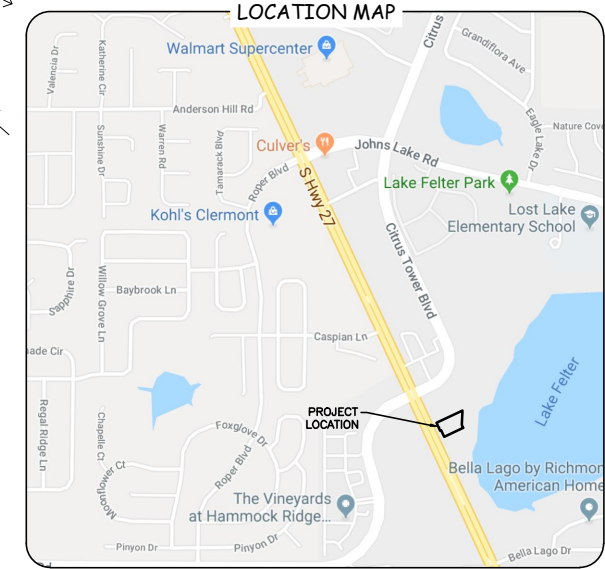
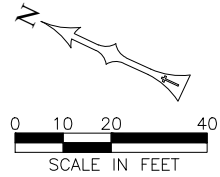
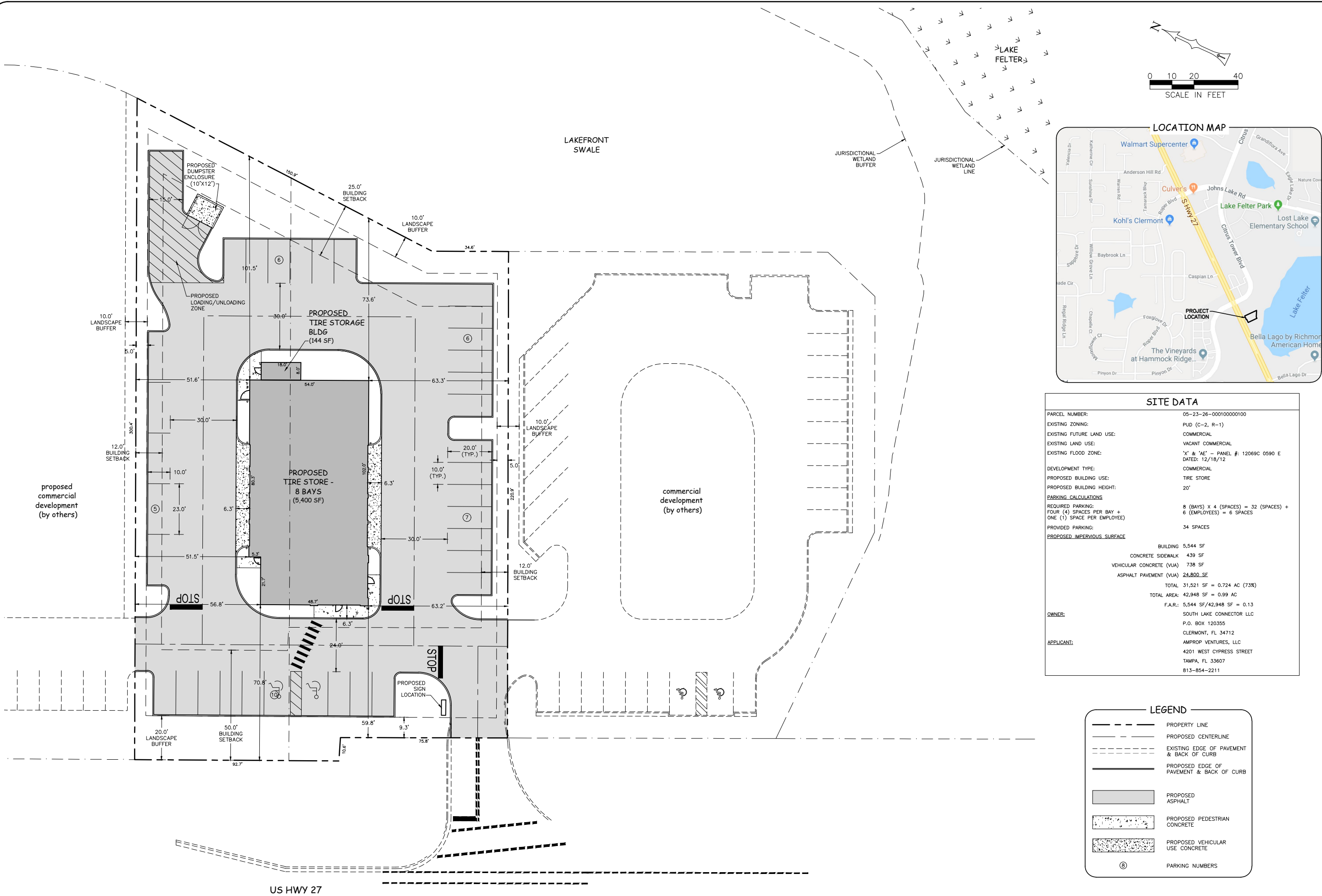
Exhibit – Zoning Map – Kings Crossing Tire Store



Zoning Designations

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

F:\Google Drive\Native Engineering\Clients\Amprop\Projects\Clermont Kings Crossings - Lot 2\Drawings\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

REVISIONS

NO.	DATE	DESCRIPTION

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

engineering,pllc

AMPROP

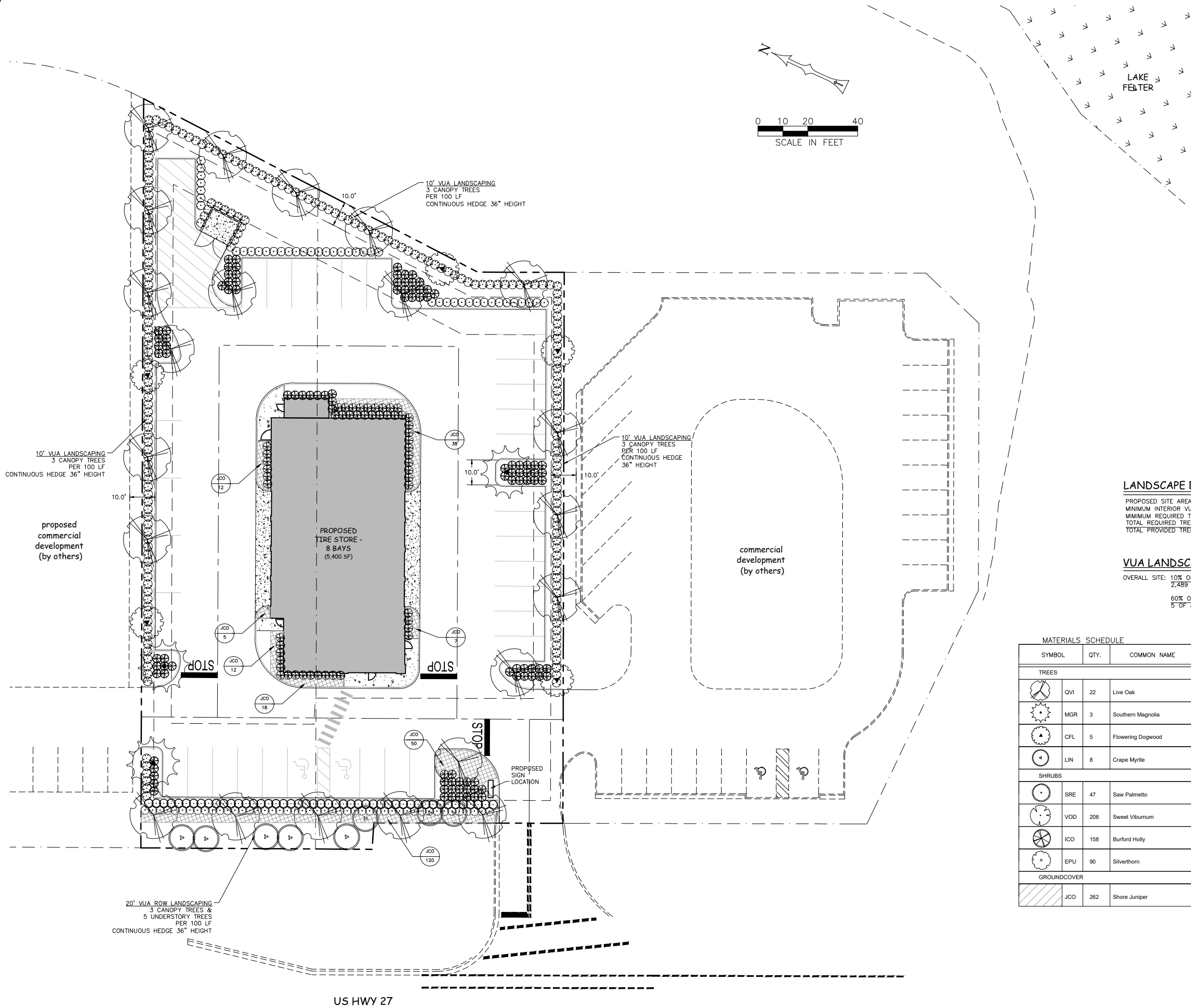
PRELIMINARY
SITE
PLAN

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

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

TIRE STORE @ CLERMONT KINGS CROSSING - LOT 2

M: (Google Drive\Native Engineering\Clients\Amprop\Projects\Clermont Kings Crossings - Lot 2\Drawings\PSP\Landscapes Plan.dwg - Apr 30, 2018 @ 10:01pm



LANDSCAPE DATA TABLE

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

VJA LANDSCAPING REQUIREMENT

OVERALL SITE: 10% OF TOTAL VJA REQUIRED
2,489 SF OF 24,800 SF PROVIDED = 10%
60% OF VJA TREES REQUIRED TO BE LIVE OAK
5 OF 8 VJA 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

PRELIMINARY
LANDSCAPE
PLAN

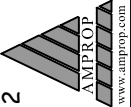
SHEET NUMBER

L1

S-T-R
05-23-26

TIRE STORE @ CLERMONT KINGS CROSSING - LOT 2

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



NATIVE
engineering, pllc

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

REVISIONS

NO.	DATE	DESCRIPTION



**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. 34712-0219
(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: 10076938
Phone: (352) 241-7331
Date: 05/16/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

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

LEGAL NOTICE

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

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

LOCATION

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

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

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

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

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office at 352-241-7330, 48 hours in advance of the public hearing.

Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$167.68
Tax	\$0.00
Sub Total	\$167.68
Prepaid Amount	\$0.00
Balance Due	\$167.68

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



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

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

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

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

Thank you,

Debbie



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

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

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

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

Dear Mayor Gail L. Ash,

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

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

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

The petition states:

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

My additional comments are:

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

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

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

Robert Yehling
Clermont, Fa

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

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

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



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

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

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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.

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

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

The petition states:

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

My additional comments are:

Please deny this tire shop building!

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

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

Rolando Perez
Clermont, FL

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

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
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drybarczyk@clermontfl.org
www.ClermontFL.gov

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

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

Dear Mayor Gail L. Ash,

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

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

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

The petition states:

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

My additional comments are:

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

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

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

Irene Devlin
Clermont, FL

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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

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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 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**

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drybarczyk@clermontfl.org
www.ClermontFL.gov

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

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

Dear Mayor Gail L. Ash,

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

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

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

The petition states:

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

My additional comments are:

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

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

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

Eric Fincham
Clermont, FL

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

Tracy Ackroyd

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

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

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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

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

Tracy Ackroyd

From: Gail Ash
Sent: Monday, June 18, 2018 7:58 AM
To: G. Ash
Cc: Darren Gray; Tracy Ackroyd
Subject: FW: I'm the 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

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Tel 352-241-7358 | Fax 352-394-4087
drybarczyk@clermontfl.org
www.ClermontFL.gov

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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
Clermont community by providing exceptional services.*

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

Dear Mayor Gail L. Ash,

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

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

The petition states:

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

My additional comments are:

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

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

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

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

Mark H Craig
Clermont, FL

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

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

Tracy Ackroyd

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

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

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

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

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

Dear Mayor Gail L. Ash,

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

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

The petition states:

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

My additional comments are:

No building on or near Lakes for commercial use

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

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

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

Cynthia Elia,Rn
Minneola, FL

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

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

Tracy Ackroyd

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

Thank you,

Debbie



Debbie Rybarczyk, Executive Assistant
City Manager's Office

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

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

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

Dear Mayor Gail L. Ash,

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

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

The petition states:

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

My additional comments are:

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

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

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

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

Arnljot Tinjar
Clermont, FL

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

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

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

Dear Mayor Gail L. Ash,

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

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

The petition states:

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

My additional comments are:

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

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

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

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

Donald Lowe
Clermont, FL

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 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=COgOq0RSANjPexPGQxkArmdhc2hAY2xlcm1vbnRmbC5vcmc-&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

*Our mission: To preserve and enhance the quality of life for the
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

*Our mission: To preserve and enhance the quality of life for the
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



SITE NOISE STUDY

THE TIRE CHOICE CLERMONT KINGS CROSSING

for:

Amprop Ventures
4201 Cypress Street
Tampa, Florida 33607

by:

RML Acoustics, LLC
14688 NW 150th Lane
Alachua, Florida 32615

August 6, 2018

I. INTRODUCTION

RML Acoustics was engaged to perform a study of the potential noise impacts from the proposed The Tire Choice Clermont Kings Crossing 8-bay tire store to be located on the southeast corner of the intersection of U.S. Highway 27 and Citrus Tower Boulevard in Clermont, Florida, on residents in the Bella Lago community located approximately 1,500 feet to 2,100 feet to the southeast. Figure 1 contains an aerial photo showing the store location and Bella Lago community. Figure 2 contains a plan view of the shop showing the location of the openings in the proposed buildings.

II. NOISE SOURCES

The only noise sources that occur on a regular basis that could possibly be heard in the Bella Lago community, and that are unique to a tire store compared to other possible commercial buildings, are the impact wrenches used to remove and mount tires. Other noise sources commonly occurring in the tire store, such as the hydraulic lifts going up and down, balancing machines, and typical tire and car repair activities are much quieter than the impact wrenches.

The following three types of impact wrenches/tools were studied, in order of loudest to quietest.

1. Air impact wrench – Mountain ½” composite impact, Model MPN7235
2. Cordless impact wrench – Milwaukee 18V, ½” drive impact wrench
3. Cordless ratchet – Snap-on 14.4V, ¼” drive cordless ratchet

Outdoor noise sources, such as the occasional truck delivering tires and cars pulling in and out of the bays or parking lot, are no different from activities that would occur at other types of stores and much lower in sound levels than those same vehicles travelling on U.S. Highway, so were not included in this analysis.

III. NOISE CRITERIA

Section 34-36, *Maximum permissible sound level limits*, of Article II – *Noise*, of Chapter 34 – *Environment*, of the Clermont, Florida, Code of Ordinances contains maximum permissible sound level limits of 60 dBA during the day (7 am to 9 pm) and 55 dBA during the night (9 pm to 6 am) for sound transmitted to a residential receiver. The store hours are 7 am to 7 pm, Monday through Friday, 7 am to 6 pm on Saturday and 9 am to 5 pm on Sunday, and therefore are subject to the daytime sound level limit of 60 dBA.



Figure 1. Aerial map of the location of the proposed tire store, the Bella Lago community, and the location of ambient noise measurements made in Bella Lago.

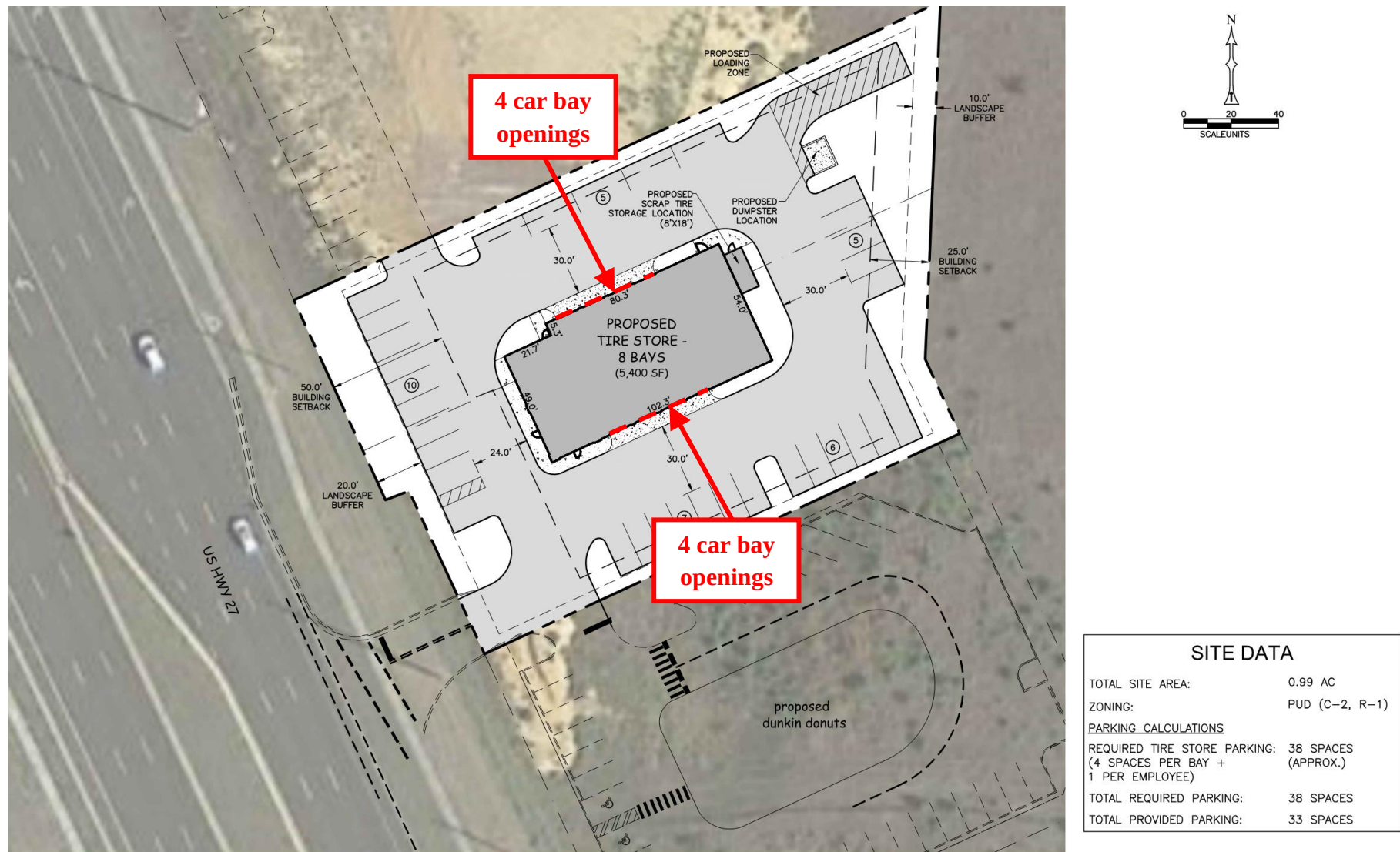


Figure 2. Close-up aerial map showing the proposed tire store and location of bay openings.

IV. NOISE STUDY METHOD AND RESULTS

Overall Method

The overall method for the Noise Study included the following elements.

1. Measure the sound level of impact wrenches at the existing The Tire Choice Store located at 255 E. Town Center Boulevard in Orlando, Florida.
2. Measure ambient sound levels at two locations in the Bella Lago community in Clermont, Florida.
3. Estimate the sound levels from impact wrenches operating at the proposed tire store in Clermont at the property line of the nearest residences in the Bella Lago community using sound propagation algorithms that include the effects of distance, atmospheric effects, vegetation and topography.
4. Compare the estimated sound levels to the sound level limits contained in the Clermont Noise Ordinance and the ambient sound levels measured at the residences.

Measurement Equipment

A Larson Davis 831 Sound Level Meter was used to measure sound levels at all locations. This meter meets ANSI Standard S1.4 requirements for Type 1 exponential-averaging sound level meters and ANSI Standard S1.43 requirements for Type 1 integrating-averaging sound level meters. The meter was mounted on a tripod at a height of approximately 5.5 ft above the ground. A windscreen was affixed to the top of the microphone and the meter was calibrated with a Larson Davis CAL200 pistonphone before the measurements began and found to be within 0.1 dB of calibration at the completion of the measurements. Calibration certificates for the Larson Davis 831 Sound Level Meter and Larson Davis CAL 200 calibrator used for the sound measurements are included in Appendix A. Overall A-weighted average (LAeq), A-weighted maximum (LAmx), octave band average (Leq) and octave band maximum (Lmax) sound levels were measured at all locations. Ambient sound levels were also measured using the L90 metric, which is the A-weighted sound level exceeded 90 percent of the measurement time and is the preferred metric to represent the quiet ambient sound levels in the Bella Lago community.

Sound Source Sound Level Measurements

Sound level measurements of the sound sources were made 50 ft from the openings to the shop. A worker used each of the sound sources within a few feet of the opening of the shop on the side where the measurements were made. The maximum A-weighted sound level and maximum octave band sound levels, with the meter set to a *fast* time constant (LAFmax), was measured during the operation of the equipment. The overall LAFmax sound levels measured at 50 ft for the three sources were:

- Air impact wrench – 75 dBA
- Cordless 18V impact wrench – 70 dBA
- Cordless 14.4V impact ratchet – 57 dBA

According to the workers at the store, the cordless equipment is used for most all tasks unless there is a tire that is very difficult to get off and they need more power, in which case the air impact wrench is used. This is done for their own personal protection, as the cordless equipment is quieter and has less vibration. The cordless impact wrench is used for tire removal and mounting, and the cordless ratchet is primarily used to mount tires and for general auto repairs.



Air Impact Wrench



C18V Cordless Impact Wrench



14.4V Cordless Ratchet

Ambient Sound Level Measurements at Bella Lago

Ambient sound levels were measured at two locations in the Bella Lago community, identified as Locations R1 and R2 in Figure 1. Sound levels were measured for 15 minutes at each location between approximately 12:30 pm and 1:00 pm on August 1, 2018. Noise sources consisted primarily of light traffic from cars and trucks passing on Highway 27, insect noise, and leaves in the trees rustling from a light breeze. The temperature was 90° F with a relative humidity of 61% and winds 0 to 5 mph from south to north.

Location R1 was between lots 10 and 11 on Mediterra Drive, on the north side of the property. The L90 sound level measured at this location was 45 dBA. This means that 90% of the time, the ambient sound level was greater than 45 dBA, so 45 dBA is a reasonable representation of the quiet ambient sound levels that occurred during the measurement time.



Location R2 was on the north side of the cul-de-sac at the north end of Bella Lago Drive. This location has the lowest ambient sound levels of all the residences along the north side of the community, as it is farthest from Highway 27. The L90 sound level measured at this location was 42 dBA.



Estimated Source Sound Levels at the Homes on the North Side of Bella Lago

Table 1 contains a summary of the estimated sound levels that would occur at locations R1 and R2 from the three primary noise sources used at the proposed tire store, compared with the ambient sound levels measured at these locations. Due to the relatively long distances between the proposed tire store and the residences in Bella Lago, temperature gradients can have a significant effect on sound decay. The estimated sound levels in Table 1 were derived using outdoor sound propagation algorithms under neutral atmospheric conditions. During temperature lapses, which is when the air closest to the earth's surface is warmer than the air above, such as is the case most of the year in Florida and mid-day to afternoon almost the entire year, source sound levels may be 5 to 10 dB lower at the residences than those in the table. During temperature inversions, which is when there is cooler air closer to the earth's surface and warmer air above, such as occurs during the winter months in the early mornings or over bodies of cool water, source sound levels may be 5 to 10 dB greater than those in Table 1. Ambient sound levels would also be greater during temperature inversions, as traffic from Highway 27 would be louder.

Table 1. Summary of sound levels at Locations R1 and R2 from the operation of impact wrenches and ratchets at the proposed tire store.

Source	Estimated LAFmax Sound Level at R1	Ambient L90 Sound Level at R1	Difference	Estimated LAFmax Sound Level at R2	Ambient L90 Sound Level at R2	Difference
Air impact wrench	45 dBA	45 dBA	0 dBA	43 dBA	42 dBA	+ 1 dBA
18V cordless impact wrench	41 dBA	45 dBA	- 4 dBA	38 dBA	42 dBA	- 6 dBA
14.4V cordless impact ratchet	28 dBA	45 dBA	- 17 dBA	26 dBA	42 dBA	- 18 dBA

The data in the table show that under neutral atmospheric conditions, all three noise sources are well below the Clermont Noise Ordinance's sound level limit of 60 dBA. Even under worst-case atmospheric conditions, all three noise sources will be below the Clermont Noise Ordinance's sound level limit of 60 dBA by at least 5 dB. The loudest tool (air impact wrench), which is only occasionally used, is estimated to be close to the quiet ambient sound levels (L90) at Locations R1 and R2, whereas the more commonly used tools will be below the quiet ambient sound levels at all locations.

V. FINDINGS/RECOMMENDATIONS

Based on the results of this study, noise mitigation does not appear warranted at this time. We recommend monitoring sound levels during the first few months the new tire store is in operation to see if it is complying with requirements established by the City of Clermont, which we understand may differ from the limits described in the Clermont Noise Ordinance.

APPENDIX A

CALIBRATION CERTIFICATES

Calibration Certificate

Certificate Number 2017009026

Customer:

RML Acoustics LLC

14688 Northwest 150th Lane

Alachua, FL 32615, United States

Model Number 831

Serial Number 0002520

Test Results Pass

Initial Condition Inoperable

Description Larson Davis Model 831
Class 1 Sound Level Meter
Firmware Revision: 2.314

Procedure Number D0001.8384

Technician Ron Harris

Calibration Date 22 Aug 2017

Calibration Due 22 Aug 2019

Temperature 23.56 °C ± 0.25 °C

Humidity 50.8 %RH ± 2.0 %RH

Static Pressure 86.85 kPa ± 0.13 kPa

Evaluation Method

Tested with:

Larson Davis PRM831. S/N 019157
PCB 377A02. S/N 52585
Larson Davis CAL200. S/N 9079
Larson Davis CAL291. S/N 0203

Data reported in dB re 20 µPa.

Compliance Standards

Compliant to Manufacturer Specifications and the following standards when combined with Calibration Certificate from procedure D0001.8378:

IEC 60651:2001 Type 1
IEC 60804:2000 Type 1
IEC 61252:2002
IEC 61260:2001 Class 1
IEC 61672:2013 Class 1

ANSI S1.4-2014 Class 1
ANSI S1.4 (R2006) Type 1
ANSI S1.11 (R2009) Class 1
ANSI S1.25 (R2007)
ANSI S1.43 (R2007) Type 1

Issuing lab certifies that the instrument described above meets or exceeds all specifications as stated in the referenced procedure (unless otherwise noted). It has been calibrated using measurement standards traceable to the International System of Units (SI) through the National Institute of Standards and Technology (NIST), or other national measurement institutes, and meets the requirements of ISO/IEC 17025:2005.

Test points marked with a ‡ in the uncertainties column do not fall within this laboratory's scope of accreditation.

The quality system is registered to ISO 9001:2008.

This calibration is a direct comparison of the unit under test to the listed reference standards and did not involve any sampling plans to complete. No allowance has been made for the instability of the test device due to use, time, etc. Such allowances would be made by the customer as needed.

The uncertainties were computed in accordance with the ISO Guide to the Expression of Uncertainty in Measurement (GUM). A coverage factor of approximately 2 sigma (k=2) has been applied to the standard uncertainty to express the expanded uncertainty at approximately 95% confidence level.

This report may not be reproduced, except in full, unless permission for the publication of an approved abstract is obtained in writing from the organization issuing this report.

Correction data from Larson Davis Model 831 Sound Level Meter Manual, I831.01 Rev O, 2016-09-19

For 1/4" microphones, the Larson Davis ADP024 1/4" to 1/2" adaptor is used with the calibrators and the Larson Davis ADP043 1/4" to

Larson Davis, a division of PCB Piezotronics, Inc
1681 West 820 North
Provo, UT 84601, United States
716-684-0001



1/2" adaptor is used with the preamplifier.

Calibration Check Frequency: 1000 Hz; Reference Sound Pressure Level: 114 dB re 20 µPa; Reference Range: 0 dB gain

Periodic tests were performed in accordance with procedures from IEC 61672-3:2013 / ANSI/ASA S1.4-2014/Part3.

Pattern approval for IEC 61672-1:2013 / ANSI/ASA S1.4-2014/Part 1 successfully completed by Physikalisch-Technische Bundesanstalt (PTB) on 2016-02-24 certificate number DE-15-M-PTB-0056.

The sound level meter submitted for testing successfully completed the periodic tests of IEC 61672-3:2013 / ANSI/ASA S1.4-2014/Part 3, for the environmental conditions under which the tests were performed. As evidence was publicly available, from an independent testing organization responsible for approving the results of pattern-evaluation tests performed in accordance with IEC 61672-2:2013 / ANSI/ASA S1.4-2014/Part 2, to demonstrate that the model of sound level meter fully conformed to the class 1 specifications in IEC 61672-1:2013 / ANSI/ASA S1.4-2014/Part 1; the sound level meter submitted for testing conforms to the class 1 specifications in IEC 61672-1:2013 / ANSI/ASA S1.4-2014/Part 1.

Standards Used

Description	Cal Date	Cal Due	Cal Standard
SRS DS360 Ultra Low Distortion Generator	2017-06-23	2018-06-23	006311
Hart Scientific 2626-S Humidity/Temperature Sensor	2017-06-11	2018-06-11	006943
Larson Davis CAL200 Acoustic Calibrator	2017-07-25	2018-07-25	007027
Larson Davis Model 831	2017-03-01	2018-03-01	007182
PCB 377A13 1/2 inch Prepolarized Pressure Microphone	2017-03-08	2018-03-08	007185
Larson Davis CAL291 Residual Intensity Calibrator	2016-09-22	2017-09-22	007287

Acoustic Calibration

Measured according to IEC 61672-3:2013 10 and ANSI S1.4-2014 Part 3: 10

Measurement	Test Result [dB]	Lower Limit [dB]	Upper Limit [dB]	Expanded Uncertainty [dB]	Result
1000 Hz	114.00	113.80	114.20	0.14	Pass

As Received Level: 113.35

Adjusted Level: 114.00

-- End of measurement results--

Acoustic Signal Tests, C-weighting

Measured according to IEC 61672-3:2013 12 and ANSI S1.4-2014 Part 3: 12 using a comparison coupler with Unit Under Test (UUT) and reference SLM using slow time-weighted sound level for compliance to IEC 61672-1:2013 5.5; ANSI S1.4-2014 Part 1: 5.5

Frequency [Hz]	Test Result [dB]	Expected [dB]	Lower Limit [dB]	Upper Limit [dB]	Expanded Uncertainty [dB]	Result
125	-0.28	-0.20	-1.20	0.80	0.23	Pass
1000	0.10	0.00	-0.70	0.70	0.23	Pass
8000	-1.78	-3.00	-5.50	-1.50	0.32	Pass

-- End of measurement results--

Self-generated Noise

Measured according to IEC 61672-3:2013 11.1 and ANSI S1.4-2014 Part 3: 11.1

Measurement

Test Result [dB]

A-weighted, 20 dB gain

38.16

-- End of measurement results--

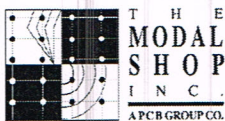
-- End of Report--

Signatory: Ron Harris

Larson Davis, a division of PCB Piezotronics, Inc
1681 West 820 North
Provo, UT 84601, United States
716-684-0001



 **LARSON DAVIS**
A PCB PIEZOTRONICS DIV.



~Calibration Certificate~

3149 East Kemper Rd.
Cincinnati, OH 45241
Ph : 513-351-9919
Fax: 513-458-2172
www.modalshop.com

Manufacturer: Larson Davis

Asset ID:

Model: CAL200

Calibration Date: Aug 02, 2017 11:01:48

Serial Number: 10472

Due Date:

Description: Acoustic Calibrator

Technician: Ed Devlin

Customer: RML Acoustics

Approval:

Calibration Results:

Temperature: 24 °C (75 °F)

Measured SPL : 93.90 dB re. 20μPa

Humidity: 42.50%

Measured Frequency : 1,000.00 Hz

Pressure: 996.7 mbar

Upon receipt for calibration, the instrument was found to be:

WITHIN the stated tolerance of the manufacturer's specification.

Note: **As Found / As Left: In Tolerance.**

Measurement uncertainty at 95% confidence level: 0.30 dB

The subject instrument was calibrated to the indicated specification using standards stated below or to accepted values of natural physical constants. This document certifies that the instrument met the following specification

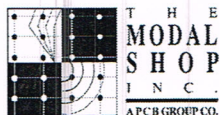
This calibration is traceable through : 683/284413-14

Notes:

The calibration was performed under operating procedures intended to implement the requirements of ISO 9001, ISO 17025 and ANSI Z540. Unless otherwise noted, the reported value is both "as found" and "as left" data. Calibration results relate only to the items calibrated. This certificate may not be reproduced, except in full, without written permission.

Reference Equipment Used:

Manuf.	Model	Serial	Cal. Date	Due Date
GRAS	40AG	9542	9/20/2016	9/20/2017



~Calibration Certificate~

3149 East Kemper Rd.
Cincinnati, OH 45241
Ph : 513-351-9919
Fax: 513-458-2172
www.modalshop.com

Manufacturer:	Larson Davis	Asset ID:	
Model:	CAL200	Calibration Date:	Aug 02, 2017 11:04:23
Serial Number:	10472	Due Date:	
Description:	Acoustic Calibrator	Technician:	Ed Devlin
Customer:	RML Acoustics	Approval:	

Calibration Results:

Measured SPL : 113.94 dB re. 20 μ Pa

Measured Frequency : 1,000.00 Hz

Temperature: 24 °C (75 °F)

Humidity: 42.50%

Pressure: 996.7 mbar

Upon receipt for calibration, the instrument was found to be:
WITHIN the stated tolerance of the manufacturer's specification.

Note: **As Found / As Left: In Tolerance.**

Measurement uncertainty at 95% confidence level: 0.30 dB

The subject instrument was calibrated to the indicated specification using standards stated below or to accepted values of natural physical constants. This document certifies that the instrument met the following specification

This calibration is traceable through : 683/284413-14

Notes:

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Reference Equipment Used:

Manuf.	Model	Serial	Cal. Date	Due Date
GRAS	40AG	9542	9/20/2016	9/20/2017

August 1, 2018

Mayor Gail Ash
685 W. Montrose Street
Clermont, FL 34711

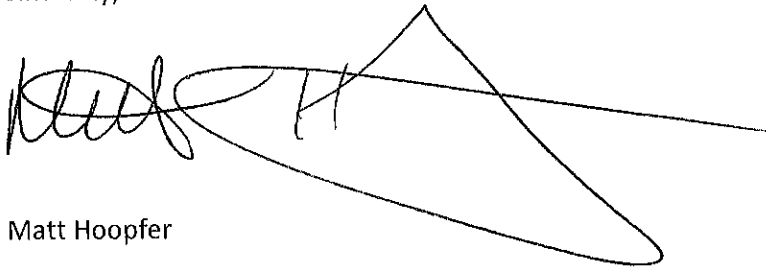
Re: Tire Store- Clermont Kings Crossing, City of Clermont, Florida.

Dear Mayor Ash:

The Tire Choice has been a long-term partner of ours in the Villages. Its first store opened on 11/2007 and it now has two additional locations as well inside our community. In all that time, we have never received a noise complaint about these facilities from our residents. Please note that all these locations have residential components nearby. In fact, the LaGrande Boulevard location has single family homes within 300 feet of the facility.

The Tire Choice is a company that we would gladly do business with again.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Hoopfer', with a long horizontal line extending to the right.

Matt Hoopfer
Operations Manager, CSM
The Villages Commercial Property Management

CC: City Council Members



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 28, 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;

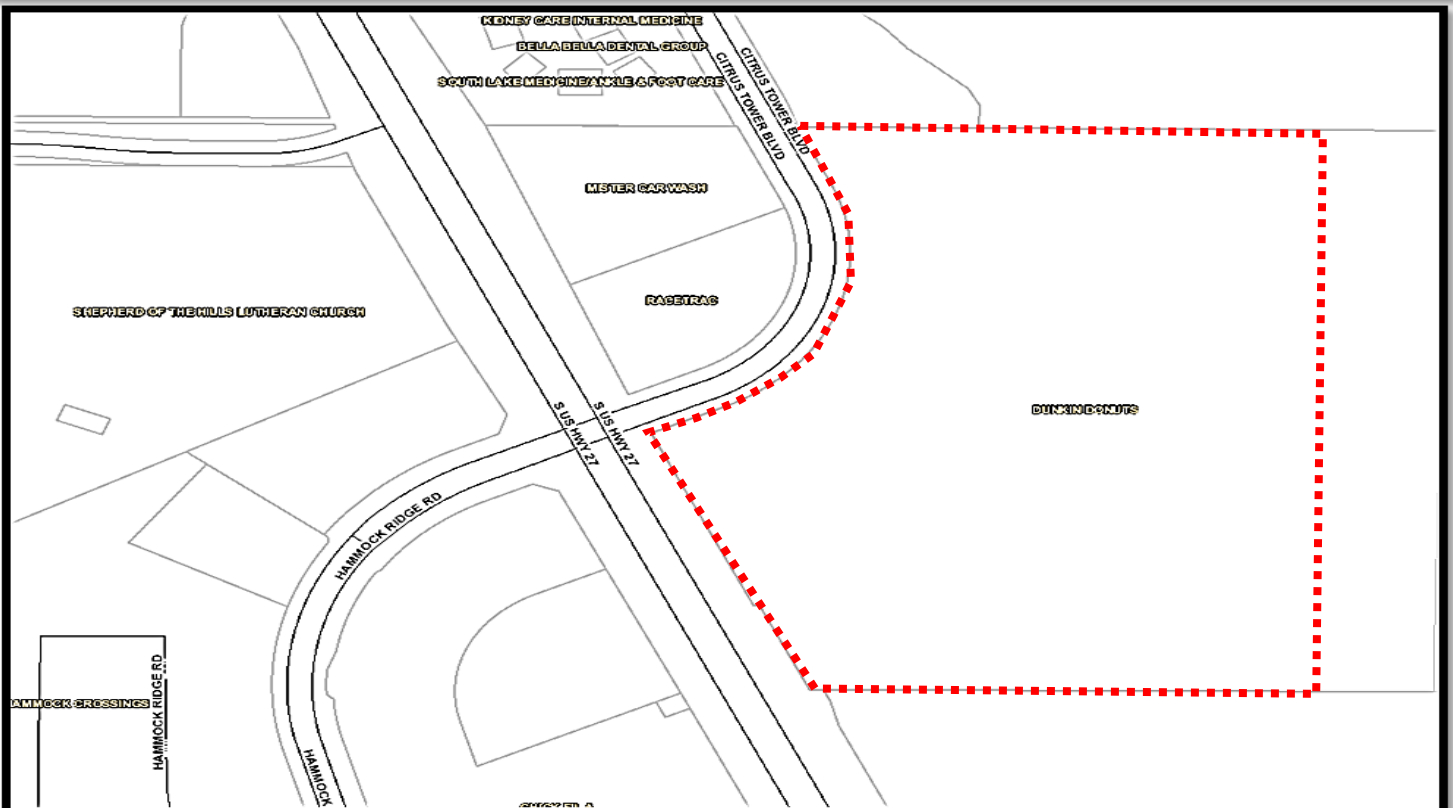
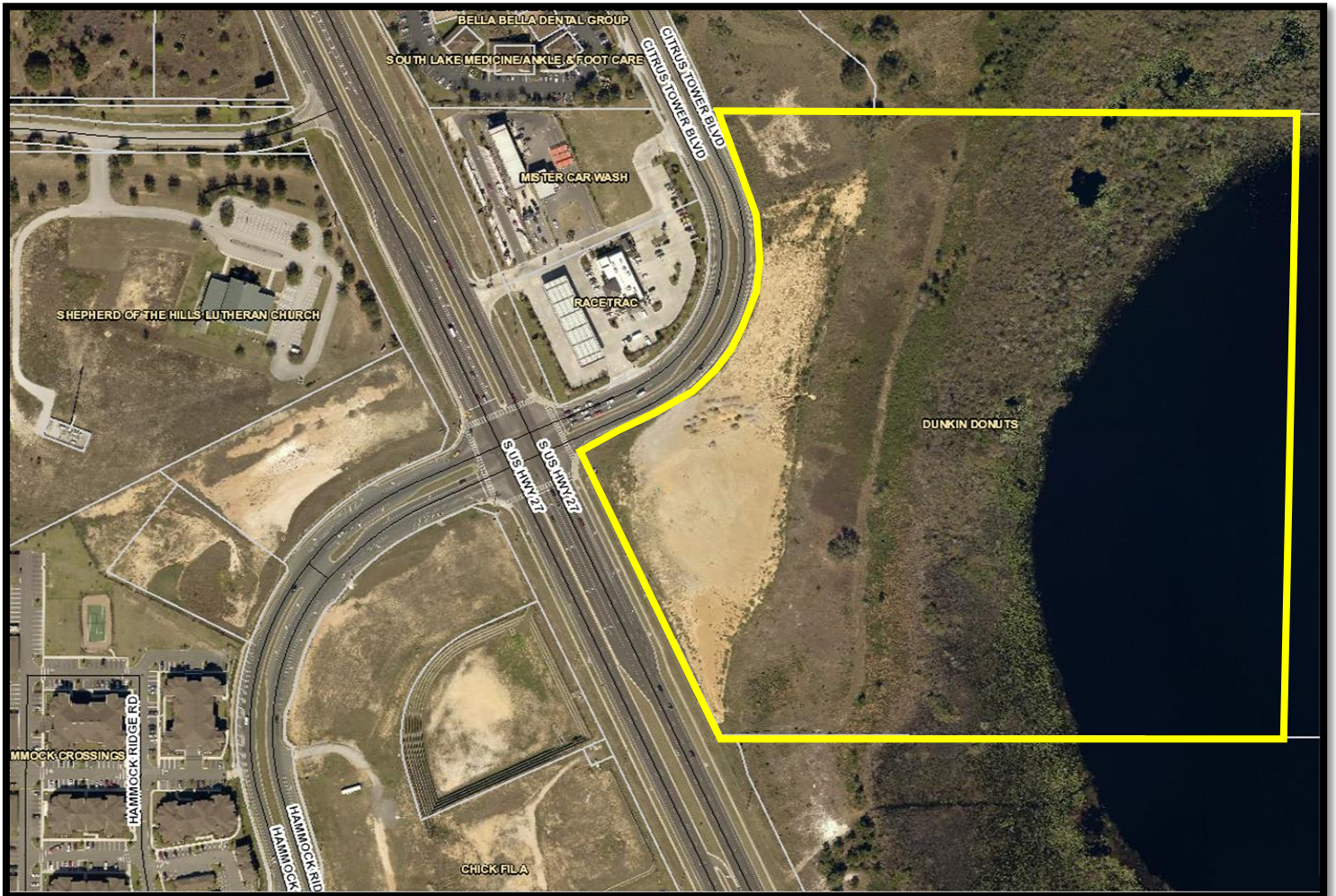
Applicant response: If the Variance was denied, the repair shop could be developed on-site, we propose all the parking we could possibly fit which is 4 parking short of the code required parking.

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.

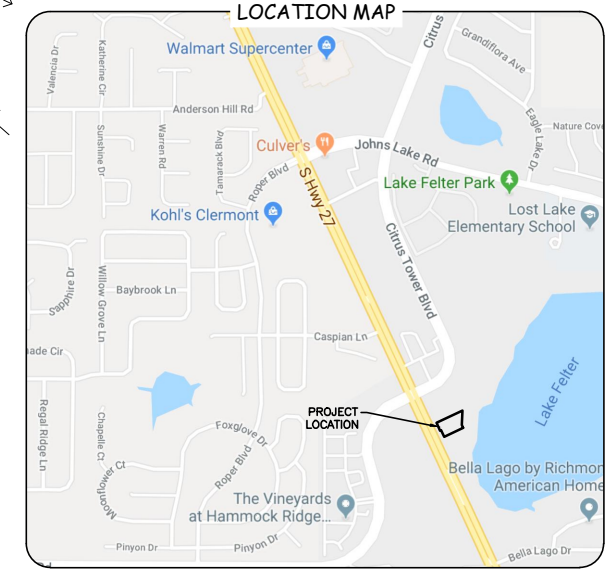
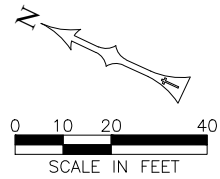
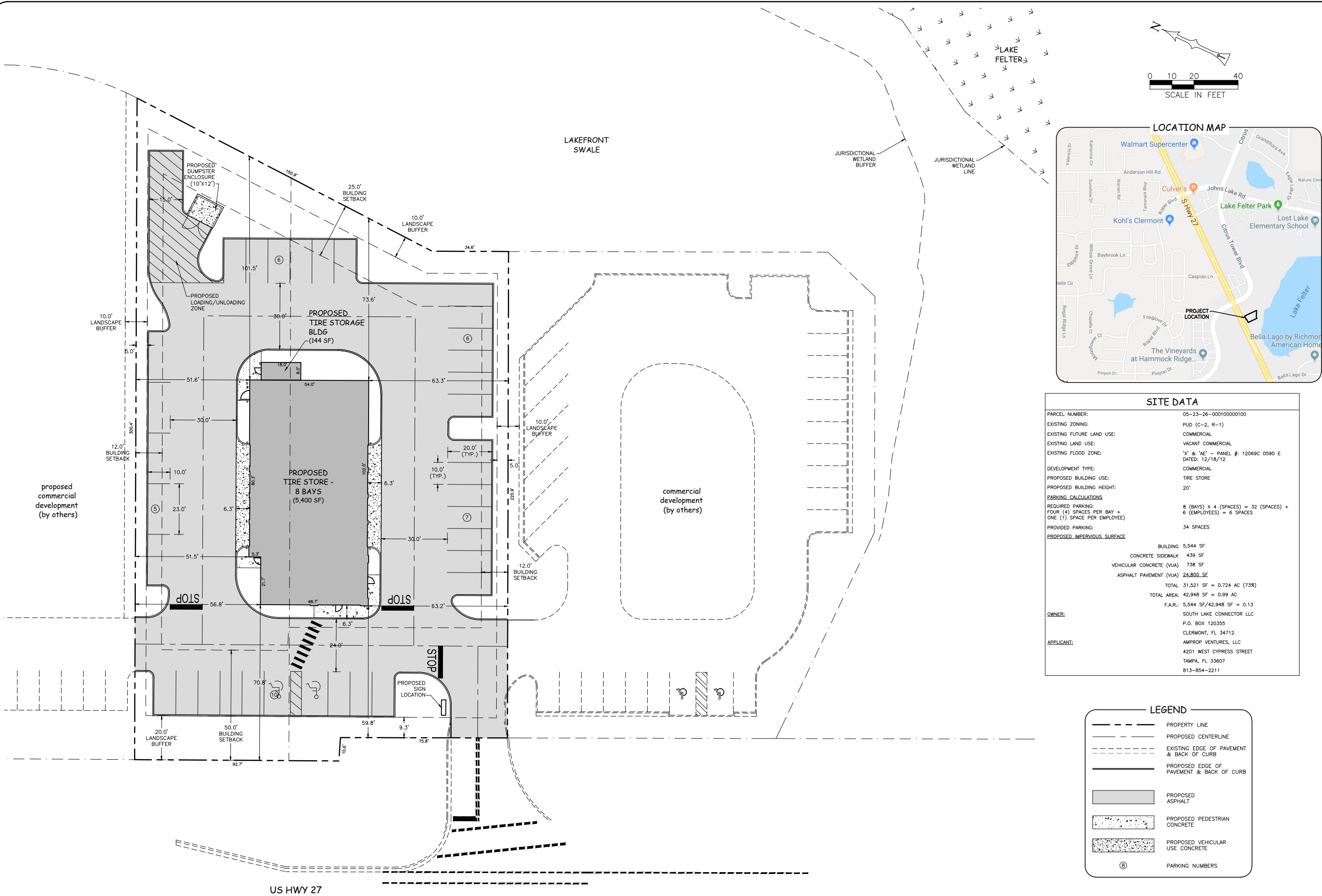
Negative finding

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\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

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 28, 2018	
Agenda Item Name	
Resolution No. 2018-22R <i>South Lake Montessori School</i>	
Requested Action	
Recommend denial of Resolution No. 2018-22R.	
Staff Report	
The applicant is requesting to amend a Conditional Use Permit (Resolution No. 2016-03) to allow a six (6) foot high fence instead of the intensified landscaping along the south eastern property line where children play outside as required by the stated conditions of the Resolution as granted in the R-3 Residential/Professional zoning district. The property is located at 983 West Desoto Street and the current use is a Montessori School.  The applicant has requested and has been granted several amendments to the original conditional use permit adopted by Resolution No. 1199 on May 22, 2001 to allow a school at 983 West Desoto Street. In 2010 an amendment (Resolution 2010-11) was granted for the school expansion with up to 50 students. The latest Conditional Use Permit amendment was adopted on February 23, 2016 by (Resolution No. 2016-03) to allow for a school facility expansion and maximum student population of 65 students at this location. As part of any Conditional Use Permit amendment request, updates to the site are normally required. The site update requirements may include landscaping improvements, drainage, impact fees, architecture and all pertinent codes. The approval conditions of Resolution No. 2016-03 (5) required landscaping be intensified along the south eastern property line where children play outside. The applicant would like to amend this condition to allow a six (6) feet high fence instead of the required landscaping.	

In July of 2018 this parcel was brought in front of the Clermont Special Magistrate because of code compliance issues. The parcel was found to be out of compliance because the lack of a landscape buffer along the south property line and a curbing issue within the parking lot. The owner has agreed to install the required curbing, but is requesting to omit the required landscape buffer along the southern property line.

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 amendment request as presented to amend the existing Conditional Use Permit (Resolution No. 2016-03) and finds that staff cannot support any further amendment request to the existing Conditional Use Permit as granted for this location.

The Planning and Zoning Commission at their meeting held on August 7, 2018, voted 4-3 to recommend denial of Resolution No. 2018-22R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Res. 2018-22R		2018-22R CUP FINAL.docx
2. South Lake Montessori School Location Map		South Lake Montessori School Location Map.pdf
3. Surrounding Conditions Photos		Surrounding Conditions Photos.pdf
4. CUP Application		CUP Application.pdf
5. 2018-22R Legal AD		2018-22R Legal AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-22R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO AMEND (RESOLUTION NO. 2016-03) TO ALLOW A SIX-FOOT-HIGH FENCE INSTEAD OF LANDSCAPING AS REQUIRED BY THE STATED CONDITIONS OF RESOLUTION AS GRANTED IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 7, 2018 recommended denial of this Conditional Use Permit to amend (Resolution No. 2016-03) to allow a six-foot-high fence instead of landscaping as required along the south eastern property line where children for a school facility in the R-3 Residential/Professional zoning district at the following location:

LOCATION:
983 West Desoto Street
(Alternate Key 1758670)

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 amend (Resolution No. 2016-03) to allow a six (6) foot high fence instead of required landscaping along the south eastern property line of subject property in the R-3 Residential/Professional zoning district, 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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. 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 conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.



CITY OF CLERMONT
RESOLUTION NO. 2018-22R

4. 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.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. 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.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
8. 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.
9. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date 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.
10. A slab survey shall be submitted after the form boards have been installed and before the concrete has been poured. This is to ensure the setbacks and location of the building will conform to the Land Development Regulations.
11. The student population shall be a maximum of 65 students, as well as four staff members (or as required by Florida State staffing requirements). A student roster shall be provided to the City for inspection when requested for compliance to this condition.
12. All impact fees must be paid per City standards prior to issuing any Certificate of Occupancy.
13. Should this use cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.
14. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2018-22R

SECTION 2. Land Use

1. The property is approved for use as a children's school facility as well as any permitted uses in the R-3 zoning district.
2. All conditions within Resolution No. 2016-03 and Resolution No. 1199 shall remain in effect unless otherwise noted by this conditional use permit or updated with an approved site plan.
3. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
4. The applicant shall install "NO RIGHT TURN" signs exiting the parcel along the north driveways.
5. A six (6) foot high decorative fence that will provide an opaque screen shall be installed along the south eastern property line where children play outside.

SECTION 3. Transportation Improvements

1. Sidewalks shall be required along all public road frontages in accordance with City codes.

SECTION 4. Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.



CITY OF CLERMONT
RESOLUTION NO. 2018-22R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of August, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

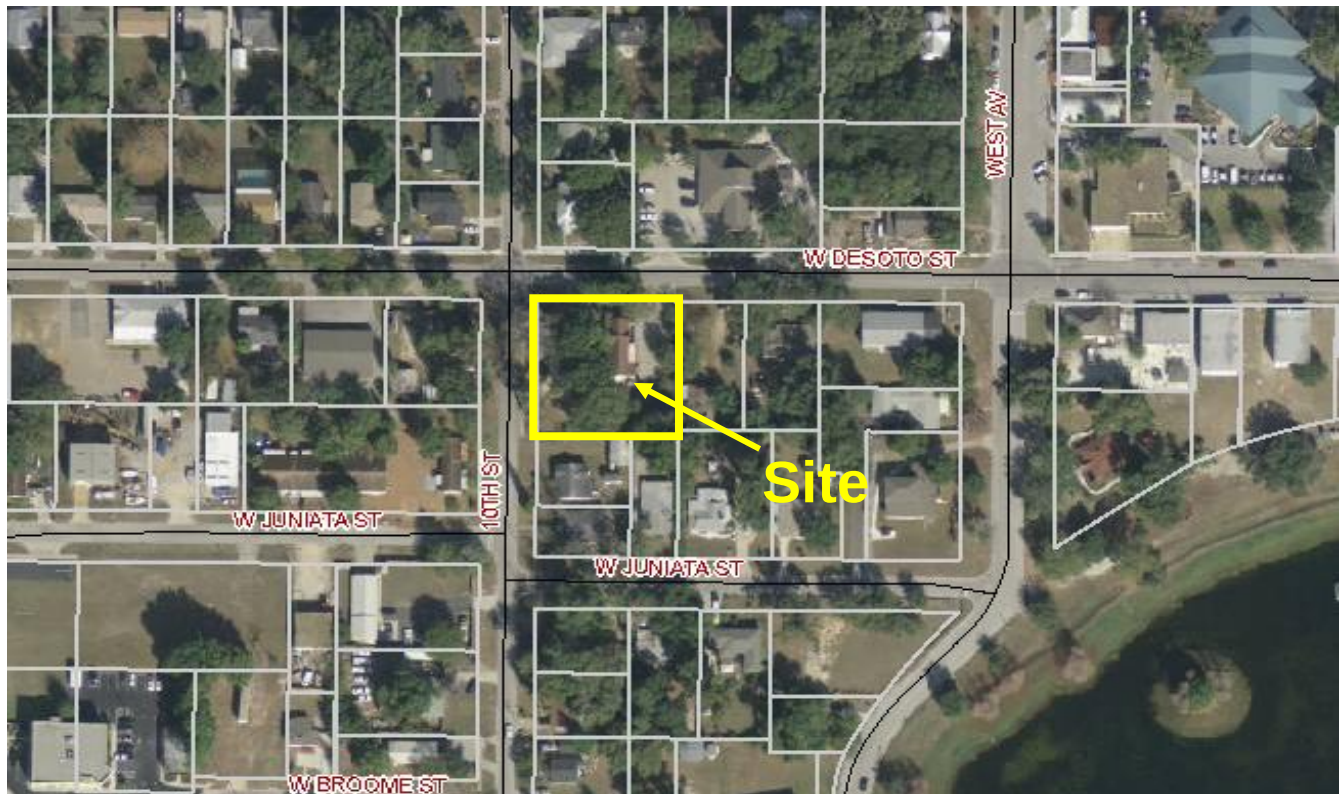
ATTEST:

Tracy Ackroyd Howe, City Clerk

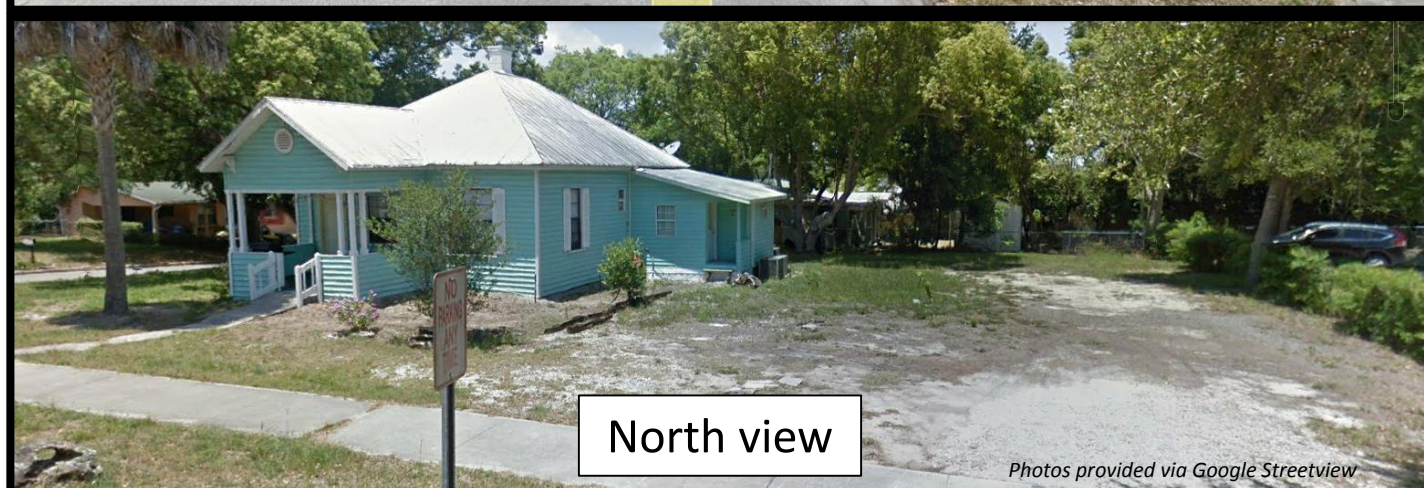
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

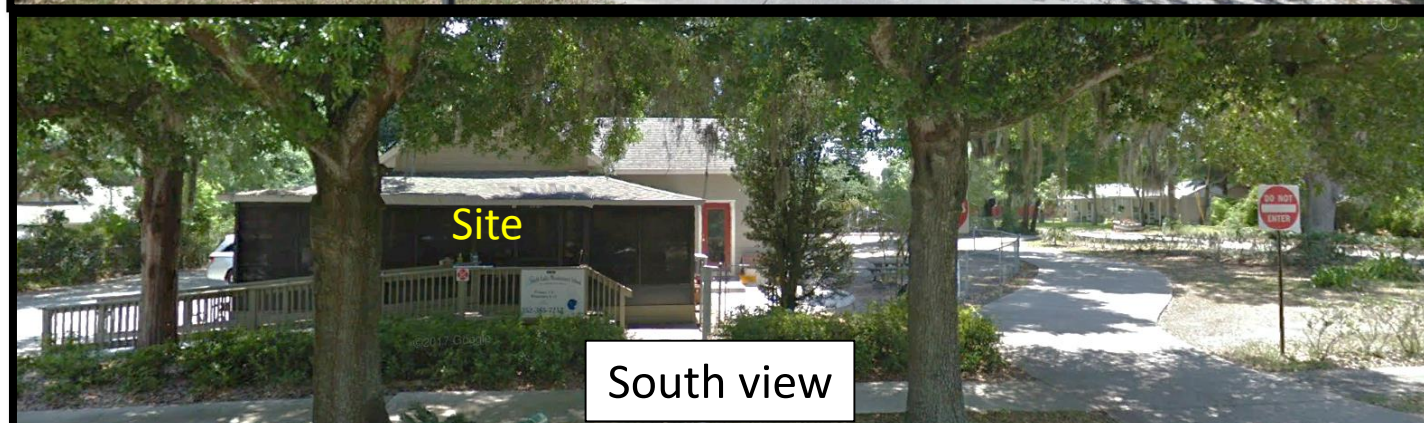
South Lake Montessori School Location Map



South Lake Montessori School – Surrounding Conditions



Photos provided via Google Streetview





CUP 1806 - 0001
Fee \$ 845.00

**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: May 25, 2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): South Lake Montessori School

APPLICANT: Jimmy D. Crawford, Esq.

CONTACT PERSON: Jimmy Crawford or Jennifer Cotch

Address: 1201 W. Hwy 50, Suite A

City: Clermont State: Florida Zip: 34711

Phone: 352-394-7408 Fax: _____

E-Mail: jcrawford@lncmlaw.com / jcotch@lncmlaw.com

OWNER: Richard Judkins and Janis Sheldon

Address: 17521 State Road 19

City: Groveland State: FL Zip: 34736

Phone: 352-243-0993 Fax: _____

Address of Subject Property: 983 West Desoto St, Clermont, FL 34711

General Location: Southeast corner of Desoto St and 10th St., downtown Clermont

Legal Description (include copy of survey): Clermont Lots 10, 11, 12, N 10 FT of Lots 13, 14, 15 BLK 97, PB 8 PG 17

Land Use (City verification required): Downtown MU

Zoning (City verification required): R-3 Residential/Professional



**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.

The Owner is requesting to amend a condition in its current CUP ordinance. Section 2- Land Use of the CUP requires landscaping to be intensified along the south eastern property line where children play outside.

The Owner has installed a six foot high stockade fence that blocks the neighbors view of the children playing outside better than additional landscaping and also keeps the children contained on the property.

The Owner wants to ensure compliance with its CUP and therefore is requesting the amendment.

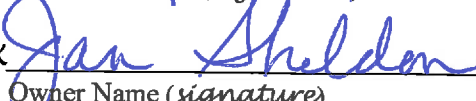
Jimmy D. Crawford, Esq.

Applicant Name (print)

X 
Applicant Name (signature)

Janis Sheldon

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: 10079130
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 i	07/31/2018	08/21/2018	\$173.52

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request to amend a Conditional Use Permit (Resolution No. 2016-03) to allow a six-foot high fence instead of landscaping as required by the stated conditions of the Resolution as granted in the R-3 Residential/Professional zoning district; at the following location:

Ad No: 10079130
July 31, 2018 &
August 21, 2018

LOCATION

983 West Desoto Street
(Alternate Key 1758670)

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 28, 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.

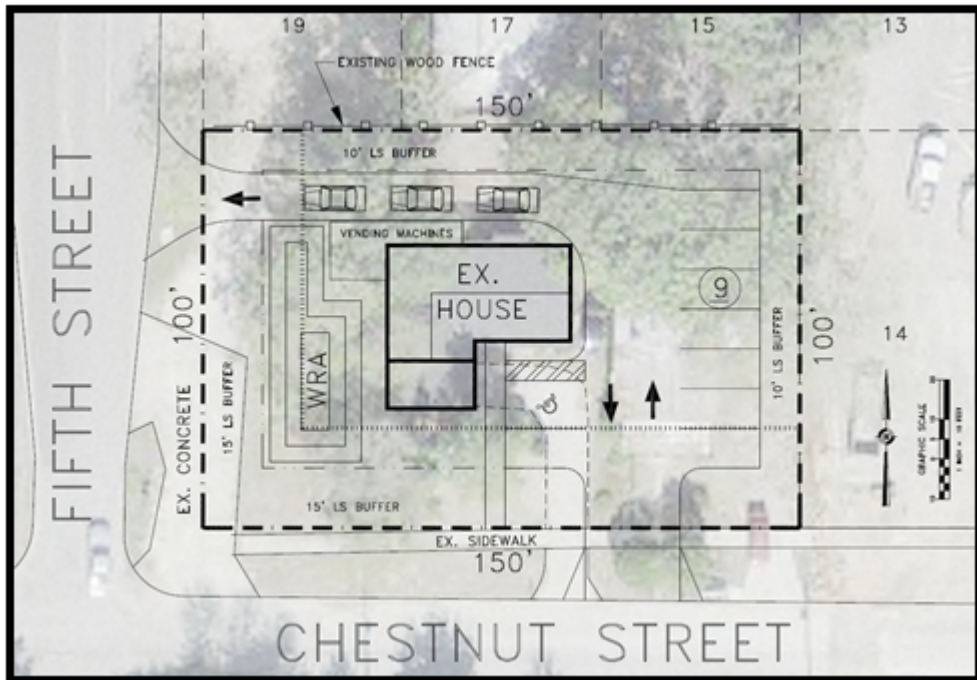
Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$173.52
Tax	\$0.00
Sub Total	\$173.52
Prepaid Amount	\$0.00
Balance Due	\$173.52

AGENDA ITEM

Meeting Date	
Tuesday, August 28, 2018	
Agenda Item Name	
Resolution No. 2018-30R <i>Child's Ice Machine</i>	
Requested Action	
Recommend approval of Resolution No. 2018-30R.	
Staff Report	

The applicant/owner, is requesting a Conditional Use Permit to allow a commercial ice machine in the C-1 Light Commercial zoning district. The property is .34 acres and is located at 492 Chestnut Street. The owner currently has a single family home on lot that will be converted to a full service hair salon. The hair salon is a permitted use in the C-1 Light Commercial zoning district. Staff considers the ice machine use as uncertain, and the Land Development Code, Section 122-204 requires a Conditional Use Permit for cases where classification is uncertain. The City Council approved a Conditional Use Permit on August 28, 2012 (Resolution No 2012-29) to allow a commercial ice machine at this site. The previous permit became null and void because substantial construction work did not begin within two (2) years of the Conditional Use Permit approval.



The applicant is proposing to convert the single family home to a full service hair salon to be used in conjunction with the drive-thru commercial ice vending machine. The commercial ice vending machine which is about 5 feet by 6 feet is proposed for the northwest corner of the house. Because this is a drive-thru and pick-up ice machine, staff considers the stacking of approximately eight cars to be sufficient for the proposed use. The adjacent property to the North, East and West is zoned C-1 Light Commercial and the current zoning to the South is R-2 Medium Density.

The site will be required to comply with the Land Development Code for C-1 zoning that include parking, landscape improvements and any building/fire codes required for proposed change of use.

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 request to allow a commercial ice machine in the C-1 Light Commercial zoning district and finds the proposed use does meet the general criteria for granting a conditional use permit. Staff has reviewed the application in accordance with the Land Development Code and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified.

Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2018-30R.

The Planning and Zoning Commission at their meeting held on August 7, 2018, voted unanimously to recommend approval of Resolution No. 2018-30R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-30R CUP FINAL	2018-30R CUP FINAL.doc	
2. Location Map	Location Map.pdf	
3. Childs CUP Conceptual Site Plan	Childs CUP Conceptual Site Plan.pdf	
4. Directional Photos	Directional Photos.pdf	
5. Kooler Ice 1000 Series	Kooler Ice 1000 Series.pdf	
6. Nighttime Illumination Photo	Nighttime Illumination Photo.jpg	
7. Side The Road Salon 6-12-18	Side The Road Salon 6-12-18.pdf	
8. CUP-Application 5-2018	CUP-Application 5-2018.pdf	
9. CUP CHILDS ICE MACHINE	CUP CHILDS ICE MACHINE.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2018-30R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL OUTDOOR ICE MACHINE IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT

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 a commercial outdoor ice machine in the C-1 Light Commercial zoning district, at the following location:

LOCATION:

492 Chestnut Street, Clermont, Florida
(Alternate Key 1612489)

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 commercial ice machine in the C-1 Light Commercial zoning district, 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.
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.



CITY OF CLERMONT
RESOLUTION NO. 2018-30R

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 prepared by McCoy & Associates, dated June, 2018 (Exhibit A). 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. This Conditional Use permit is to allow one (1) commercial outdoor ice machine that must be placed within the C-1 Light Commercial building setbacks.
2. The site may also be used for any permitted use in the C-1 Light Commercial zoning district, provided parking is in accordance with the Land Development Code. Any commercial business or change of use, must comply with all applicable building, fire and land development codes.
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. 2018-30R

4. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
5. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site. The site shall comply with landscape and parking requirements according to the Clermont Land Development Code.
7. If at a future date, parking or stacking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
8. Wall type signage is only permitted on the commercial ice machine, size and number of signs must conform with the Land Development Code.
9. Monument signage and entry or directional signage shall be in accordance with the single occupancy commercial signage requirements of the Clermont Land Development Code for the site. Any change of use for the property, shall only use the existing monument signage; no additional monument signs shall be allowed.



CITY OF CLERMONT
RESOLUTION NO. 2018-30R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of August, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

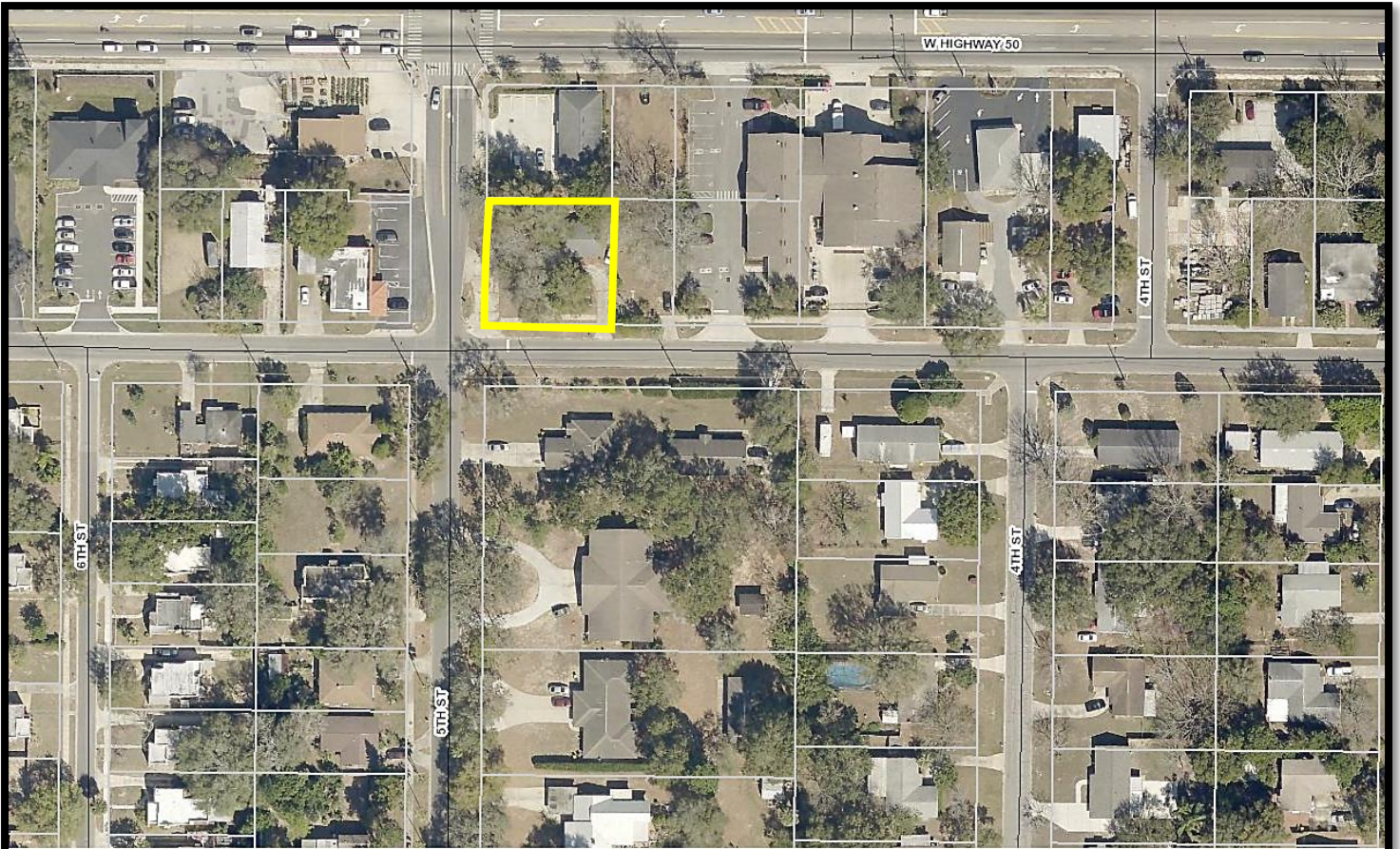
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

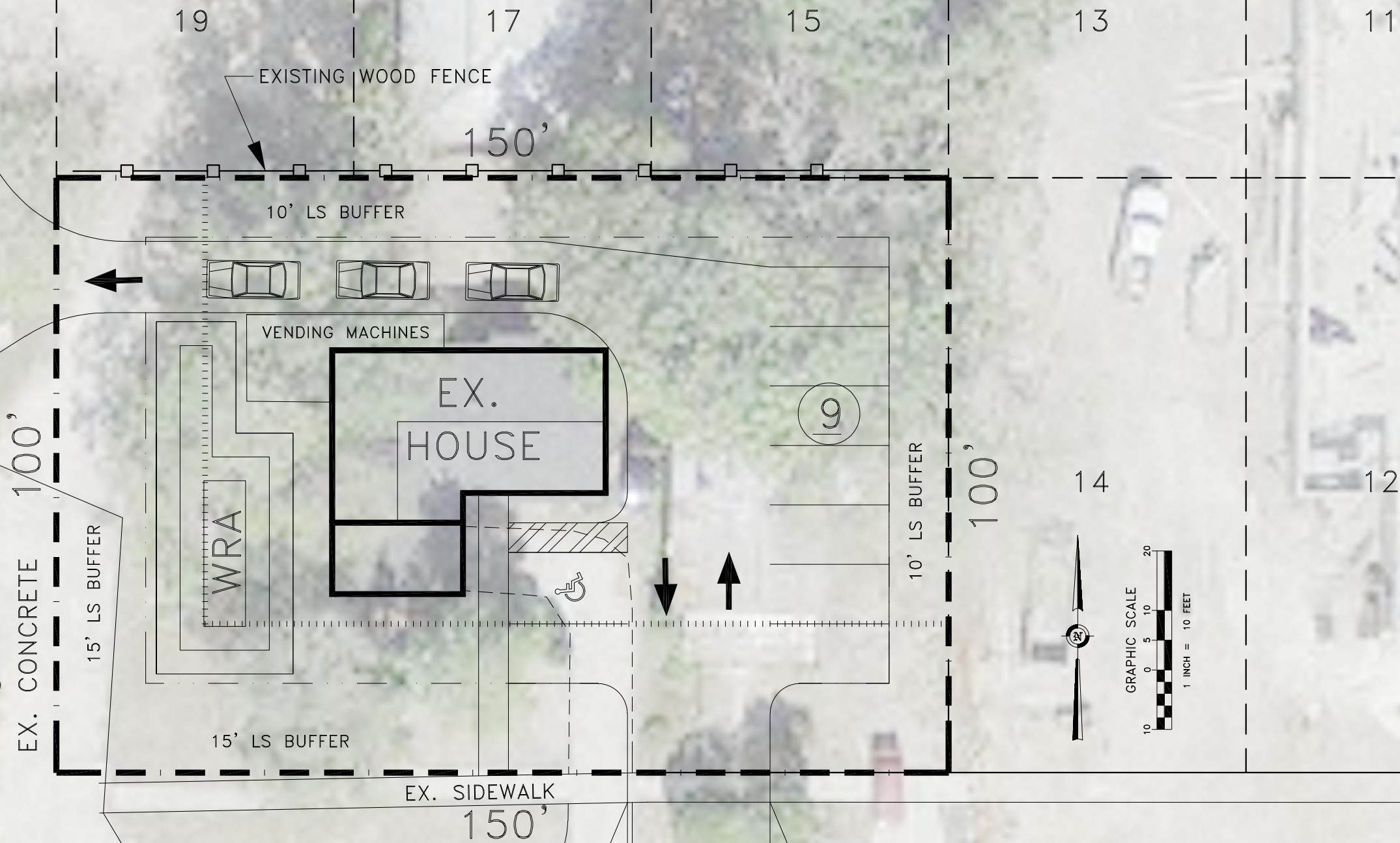
Location Map



THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON-LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.

FIFTH STREET

CHESTNUT STREET



Description:

Lots 16, 18 and 20, Official Map of the City of Clermont,
according to the plat thereof, as recorded in Plat Book 8, Page 17,
Public Records of Lake County, Florida.

RICK McCOY
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 38725

NOT VALID WITHOUT
SIGNATURE AND ORIGINAL RAISED SEAL

CONCEPTUAL SITE PLAN

CHILDS SALON/VENDING ENTERPRISE

Sec. 22; Twp. 22S; Rge. 25E, City of Clermont, Lake County, FL.

OWNER: Carla Childs

492 Chestnut Street, Clermont, FL 34711

Mc McCOY & ASSOCIATES

ENGINEERS & LAND PLANNERS

606 SOUTH MAIN AVE. MINNEOLA, FL 34715

(352) 394-5756 FAX (352) 394-5756

CA#: 6574

NO. DATE DESCRIPTION

REVISIONS

JOB NO.
18-010
DATE
June 2018
DES. BY:
DWN. BY:
CHK'D BY:
APP'D BY:
SHEET
1 OF 1

Childs Vending Machine CUP



The IM1000 - Series II Ice Vending Machine

The IM1000 combines outstanding style, production and technology to provide Retailers with an eye catching machine that **automatically bags and dispenses** a 10lb bag of fresh ice - on demand - quickly and conveniently! Accessible and convenient to your customers, the IM1000 earns income for your business 24 Hours a Day – even when your business is not open - and without an attendant!

- Protect and **INCREASE YOUR ICE SALES AND PROFITS** while preserving and controlling your ice pricing for your customers (This is especially important in this economic climate with gasoline prices rising higher and threatening to reach new highs!)
- **ATTRACT NEW CUSTOMERS** to your business with its sharp, eye-catching design and offer a **HIGHER QUALITY** and **MORE CONVENIENT** product to your existing customers.
- It is easy and enjoyable to use and can offer cash, credit and debit **PAYMENT OPTIONS**
- It is **ACCESSIBLE 24/7** for **ADDED CONVENIENCE** for your customers
- Will **REDUCE “STOCK OUTS”** and the time and need to take delivery and monitor inventory for your ice sales (or eliminate the time and resources needed to bag ice in the store).
- Can be placed outside where your existing “ice merchandiser” is located (or elsewhere) at minimal cost, and operates without significantly increasing your utility costs, and will virtually **ELIMINATE THEFT AND WALK OFFS.**
- **CAN BE MONITORED 24/7** with our Remote Access System (“Ice Talk”) without physically being at the machine.

“Profit margins with a Cooler Ice machine are significantly higher...”



Convenience and Emerging Consumer Buying Habits

The future of bagged ice delivery to the consumer is changing, and providing ice to the consumer that is FRESH, ON-DEMAND, via vending machines is steadily emerging as the new, preferred way for consumers to purchase ice and water.

PROFIT MARGINS WITH THE KOOLER ICE MACHINE ARE SIGNIFICANTLY HIGHER, ESPECIALLY OVER TIME AS START-UP AND FINANCING COSTS ARE RETIRED.

Additionally, with the increasing presence and growth of the “free-standing” ice and water vending machine industry, retailers must find a way to compete – or lose business to them. The cost could be more than just ice sales, but secondary sales of other convenience items as well.

The IM1000 was **designed with the retailer in mind** with its smaller size and more affordable price. Now, you can not only compete, you can **make ice an asset!**

Automatically makes, stores, bags and dispenses Ice!

The IM1000 is compact in design and can fit readily at most storefronts and against buildings. The IM1000 design features an 850lb insulated storage bin that allows you to have approximately 75 10lb bags of ice ready to vend when you begin the day. As ice is vended from the unit, the Scotsman ice maker immediately starts to produce more ice until the storage bin is replenished. The insulated storage bin keeps the ice frozen without the need for a refrigeration unit offering a significant reduction in operating costs!

The owner has the ability to choose from two different ice makers, so the machine production capacity can be customized to meet the anticipated sales at your individual location, instead of having to work with a “one size fits all” model - offering owners further cost efficiency.



Scotsman Model #	Max 24hr Production	Maximum Production*	Storage Bin Capacity	Unit Width	Unit Depth	Unit Height	Unit Weight
C1448	1553 lbs	80-90 Bags	800-850 lbs	55"	65"	99"	1,745 lbs
C1848	1909 lbs	110-120 Bags	800-850 lbs	55"	65"	99"	1,755 lbs

*Maximum Production assumes starting with full bin of ice.

The IM1000 Offers an Advanced Remote Access Monitoring System....“Ice Talk”

The IM1000 is equipped with a cellular based monitoring system which allows you to track hourly, weekly and monthly sales data in an easy to use format. You can store and run reports, as well as export specific data into an Excel spreadsheet to develop your own charts and graphs. The system allows you to program multiple contacts for notifications or alerts via e-mail or text, and records all alerts on the website for a complete history of the machine’s operator performance. And – there are no hard-wire connections or third party contractors needed.

Other Features Include:

- Notification by e-mail or text if the machine is “Out of Bags”, “Out of Ice”, if “Door is Open” or if there is any problem with a machine component or ice maker that would cause it to interrupt the business.
- Access to bag inventory and sales data at all times.
- Ability to remotely vend a bag of ice, as well as re-set the bill validator, via your phone or computer.

Meet Our Partners - Their Components Make Our Product Great!

- **Scotsman Ice Systems** is a world leader in Commercial Ice Makers. Their line of Prodigy C1448 and C1848 ice makers provide excellent reliability and performance and Scotsman provides unmatched service, parts and support. The Scotsman Ice Makers provide a 3 year full warranty with a 5 year warranty on the Condenser, Evaporator and Compressor.
- **Siemens Electronics** is a world leader in automation products. Siemens PLC’s are used to control all machine functions and communicate with the Ice Talk control module. An LCD monitor display on the inside front door of the machine provides notices and sales data conveniently.

The Kooler Ice IM1000 - Series II Machine Specifications:

- High Strength Aluminum Alloy Corrosion Free Frame
- Stylish Backlit Graphics
- Food Grade Plastic Storage Bin
- 220 Volt Single Phase Power, 60 Amp Service
- 3/4" Supply and Drain Line Hook Ups
- Allows Easy Access to All Components
- Bag Tracking System on All Kooler Ice Bags (For Added Consumer Safety)
- Adjustable Vend Rate (Allows Owners to Set and Change Pricing)
- Easy Water Filter Changing Operation
- Easy Bag Changing Operation (Holds Up to 350 Bags At Once)
- Machine has 1 - 10lb button (Optional 16lb Vend Button Available)
- 850lbs Bin Capacity
- Ice Talk Remote Access Communication



Optional Machine Features:

- **Water Vending:** Filtered Water or RO (Reverse Osmosis) System dispensed in 1 or 5 Gallon vends.
- **Credit Card Reader (E-port):** Researchers say that over 60% of Americans use a credit card for all of their retail purchases. This option offers an additional "convenience factor".
- **Heating Unit:** Recommended for units that will be located in areas where temperatures can go below freezing on occasion, or regularly.
- **20lb Vend Button:** Allows the machine to offer the option of vending (2) 10lb bags of ice as a single vend by pressing the button for the 20lb option.
- **Coupons:** Provides retailers the ability to run promotions and give away free bags of ice.



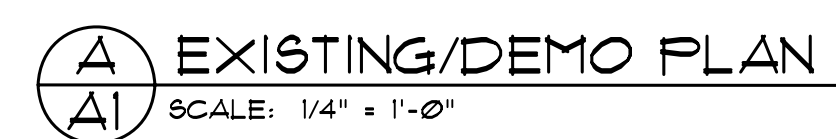
Because the Kooler Ice machines produce ice on site, the need for an ice delivery truck is eliminated, therefore reducing the "carbon foot print". **Our machines help protect the environment** while providing a safer, more convenient, higher quality product than what is available through today's packaged ice system. That's a "Win/Win" for everyone!

For more information please contact us at:



www.koolerice.com
1-800-858-3025
1-478-956-1423
510 Dunbar Road
Byron, GA 31008





WALL LEGEND

	EXISTING WALL
	NEW 2x4 FRAME WALL
	2x4 FILL-IN FOR REMOVED DOORS
	8" CMU FILL-IN FOR REMOVED WINDOWS AND DOORS

PLAN REVIEW		DATE:
REV	DESCRIPTION	
1	MEASURE 1 EXISTING FLOOR PLAN	03/07/2008
2	PRELIMINARY PROPOSED LAYOUT	06/07/2008
3	DESIGN REVIEW CHANGES	06/07/2008
4		
5		
6		
7		
8		
9		

NEW REMODEL FOR
" Side The Road Salon"
492 Chestnut Street
Clermont, FL 34711
LAKE COUNTY

SQUARE FOOTAGE	
INTERIOR SPACE	1,478
TTL UNDER ROOF	1,478
DATE: 6-12-18	
DRAWN BY: dw	
SCALE: AS NOTED	
JOB # 2977	

SHEET #

PRELIMINARY SET OF PLANS
NOT FOR CONSTRUCTION



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director is required. Call 394-4083 to schedule a meeting.
2. After meeting with the Planning Manager, the applicant shall prepare and submit 6 sets of preliminary site plans for review by the Site Review Committee (SRC) (if required). The preliminary site plan shall clearly depict the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the CUP application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, and is not an approved site plan for construction.*
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be scheduled for public hearings the following month. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning & Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

** The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS

Page 2

In addition to the attached application, the applicant shall provide the follow information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property.
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on type of CUP)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00, plus the cost of the advertisement

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
--



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: May 17, 2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Childs Salon / Vending

APPLICANT: Carla Childs Berger

CONTACT PERSON: Carla Childs Berger

Address: 492 Chestnut Street

City: Clermont State: FL Zip: 34711

Phone: 813-763-4356 Fax: _____

E-Mail: nenedom@hotmail.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 492 Chestnut Street, Clermont, FL 34711

General Location: Northeast Corner of Fifth & Chestnut Streets

Legal Description (include copy of survey): Lots 16, 18, 20, Block 44, Plat Book 8, Page 17, OR Book 972, Page 99,

Land Use (City verification required): Commercial

Zoning (City verification required): UE, Urban Estate Low Density Residential

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 304-4082 Fax: (352) 304-2542

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: 10078921
Phone: (352) 241-7331
Date: 07/19/18
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	08/28/2018	\$150.16

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a commercial outdoor Ice Machine in a C-1 Light Commercial Zoning District.

LOCATION

492 Chestnut Street
Alternate Key 1612489

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 28, 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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10078921
July 31, 2018 &
August 28, 2018

Payment Info	
Ad Price	\$150.16
Tax	\$0.00
Sub Total	\$150.16
Prepaid Amount	\$0.00
Balance Due	\$150.16