

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, 9101 CR 561, 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.

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

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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 Kehlors 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 Salabarria, 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.

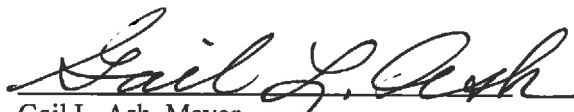
Council Member Bates moved to introduce Ordinance No. 2018-28; seconded Council Member Goodgame. The motion passed with all members present voting aye.

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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