



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, October 9, 2018**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

National American Indian Heritage Month

PRESENTATIONS

Presentation of Gold Key to Olympian Churandy Martina

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 28, 2018 Regular Council Meeting minutes and the September 20, 2018 Special Meeting minutes.

Item No. 2 - Surplus Request

Consider approval to declare end of life inventory as surplus from Fire Department, Environmental Service Department and Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.

Item No. 3 - Bid Award

Consider awarding bid to Helping Hand Lawn Care, Inc. to provide mowing services to various departments in the annual budgeted amount of \$127,380.

Item No. 4 - Road Closure & Boat Ramp Closure Request

Consider allowing Sommer Sports to close roads and boat ramp for their approved City Sponsored event "The Great Floridian" on October 20, 2018.

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| Item No. 5 - Road Closure Request | Consider allowing Sommer Sports to close roads for their approved event "Nightmare on the Clermont Trails" on Saturday October 27, 2018. |
| Item No. 6 - Road Closure Request | Consider approving Sommer Sports request to close roads for their approved event "Santa's Twilight 5K" on Saturday December 15, 2018. |
| Item No. 7 - Road Closure & Open Container Request | Consider allowing the Clermont Parks & Recreation Department to host their annual "Light Up Clermont" event in downtown Clermont with street closures and open container allowance. |
| Item No. 8 - Employee Benefit changes | Consider approval of employee group medical and dental plan changes effective January 1, 2019. |

UNFINISHED BUSINESS

- | | |
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| Item No. 9 - Ordinance No. 2018-27 <i>Final Density Bonus Affordable Housing</i> | Consider ordinance to change the text of the Future Land Use Element of the City's Comprehensive Plan to provide an opportunity to increase density for affordable housing units in the Commercial and Master Planned Development Land Use Categories. |
| Item No. 10 - Ordinance No. 2018-30 <i>Final Density Affordable Housing</i> | Consider amendment to the Land Development Code to review development standards for obtaining a density bonus to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private marketplace. |

NEW BUSINESS

- | | |
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| Item No. 11 - Resolution No. 2018-27R
<i>Citrus Tower Charter School</i> | Consider a Conditional Use Permit to allow a 42,000 sq ft K-8 Charter School with an enrollment of up to 700 students on property located at the northwest corner of Steve's Road and Citrus Tower Blvd. |
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Item No. 12 - Utility Service Agreement

Consider agreement to serve Olympus Sports and Entertainment located at US 27, N. Bradshaw and Schofield Road.

Item No. 13 - Ordinance No. 2018-35 *Introduction Olympus*

Consider introduction to annex 247.37+/- acres in unincorporated Lake County in the Wellness Way Area Plan through the Interlocal Service Boundary Agreement.

Item No. 14 - Ordinance No. 2018-34 *Transmittal Olympus*

Consider a Large Scale Comprehensive Plan change from Lake County Wellness Way-1 and Town Center to the City of Clermont Master Planned Development for 247+/- acres southeast of Lake Louisa, between US Hwy 27 and Schofield Road.

ADJOURN

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

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

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



Whereas, the history and culture of our great nation have been significantly influenced by American Indians and indigenous people; and

Whereas, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today; and

Whereas, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

Whereas, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November, as National American Indian Heritage Month;

Whereas, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational, and historical activities have been planned; and

Now, Therefore, I, Gail L. Ash, Mayor of the City of Clermont in the State of Florida, do hereby proclaim November as

National American Indian Heritage Month

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 9th day of October in the year two thousand eighteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 28, 2018

The City Council met in a regular meeting on Tuesday, August 28, 2018 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and Deputy City Clerk Zinker.

INVOCATION AND PLEDGE OF ALLEGIANCE

Brian Broadway gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Cooper Memorial Library

George Taylor, Director of Library Services for Lake County introduced Commissioner Breeden, Dr. Stanley Sidor with Lake Sumter Community College, Carol Harris with Cooper Memorial Library Association, and Dotty Dill with Pastfinders of South Lake County Genealogy Society. Mr. Taylor presented the background of Cooper Memorial Library, Activities and Programs, Budget, Current Programs, Expanded Programs and Services, Cooper Memorial Library's Request, and the increased benefits.

Commissioner Breeden thanked Council for their time and expressed support for the library's request for programs at night to serve more people who work later in the evening as well as programs to help families during the weekend.

Dr. Sidor stated Lake Sumter Community College added 220 new students to the campus this year. New partnerships which are forming will bring more students to the campus in the next few years who will need to take advantage of the library's services.

City Manager Gray clarified Cooper Memorial Library is requesting a cost of \$79,920 to be placed in the Fiscal Year 2019 budget.

Council Member Goodgame requested the subject be placed on a workshop. City Manager Gray stated there are no workshops coming up before the Public Budget Hearings, but the subject can be placed on the first Public Budget Hearing at Council's discretion.

Commissioner Breeden clarified the cost includes University of Central Florida who are also in favor of additional hours although their budget cannot support adding hours. Minneola and Monteverde support their own libraries.

Mayor Ash inquired if the County budget does not have the funds to support the requested changes. Commissioner Breeden stated the County does not have the budget for the changes in hours and staff as the County is currently investing between \$600,000-\$700,000 to operate the library.

Mayor Ash expressed the desire to hear from the public on their comments and opinions regarding the request.

PUBLIC COMMENTS

Choice Edwards, 2062 Dobson Street, expressed opposition to the relocation of the Edmund Kirby Smith statue to Lake County and requested the City Council issue a resolution in opposition to the placement of such statues in Lake County.

June Wilkinson, 620 Villa Court, thanked the City Council for the approval of no-parking signs for her development.

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Jim Purvis, 4206 Hammersmith Drive, expressed concern regarding misplacement of campaign signs for County candidates and asked City staff to look into penalizing any violators.

REPORTS

City Manager Gray reported the First Budget Public Hearing will be September 6, 2018 at 6:30 PM and City Hall will be closed on Monday, September 2, 2018 in observance of Labor Day. Item no. 9 has been requested to be tabled to the September 11, 2018 Council Meeting:

Item No. 9 – Resolution No. 2018-30R, *Child’s Ice Machine*

Deputy City Clerk Zinker read Resolution No. 2018-30R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow a commercial outdoor ice machine in the C-1 Light Commercial zoning district.

Council Member Bates moved to table Resolution No. 2018-30R to September 11, 2018; seconded by Council Member Goodgame. This motion passed with all members present voting aye.

City Attorney Mantzaris – No report.

Council Member Bates reminded everyone of the September 11 memorial ceremony at the Arts and Recreation Center at 10:00 AM on September 11, 2018.

Council Member Goodgame – No report.

Council Member Brishke reported on July 27 and July 28, she attended the Educational Foundation of Lake County’s 13th annual Stepping Out For Education Event. On August 16, 17, and 18, she attended the Florida League of Cities Conference where Clermont was recognized for receiving the Spirit Award.

Council Member Travis reported on August 16, she attended the grand ribbon cutting at Hickory Pointe for the new athletic center for the U.S. Volleyball complex. On August 17, she went to the Florida League of Cities and attended a seminar.

Mayor Ash reported on August 17, she attended the Clermont Chamber of Commerce Breakfast at the City Center. Later that day, she attended the retirement luncheon for Lieutenant Bernie Lee Drew. On August 18, she held her Coffee with the Mayor at the Solid Rock Martial Arts Academy on 8th Street where she handed out a list of newly opened and upcoming businesses in the City. On August 21, she attended a Seniors Day Luncheon at Orchard Heights Community. On August 27, she attended the Lake Apopka Gas Board Meeting where emphasis was on the proposed budget for the next fiscal year as well as new developments in the area.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of the August 14, 2018 Regular Council Meeting Minutes.

Item No. 2 – Fee Reduction Request

Consider fee reduction for 2019 Spring Games.

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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.

Council Member Bates moved to approve the Consent Agenda; second by Council Member Travis. This motion passed with all members present voting aye.

UNFINISHED BUSINESS

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

Deputy City Clerk Zinker read Resolution No. 2018-11 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow a convenience store with fuel sales in the C-1 Light Commercial zoning district.

Senior Planner Kruse presented applicant's request for a Conditional Use Permit to allow a convenience store with gas pumps in the C-1 Light Commercial district. The applicant is proposing a 3,000 square foot convenience store with access from State Road 50 and East Avenue. The applicant has not identified a variance request. The applicant is proposing 16 fueling positions. 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. Staff expressed concern for traffic on this corridor as well as to the health, safety and general welfare of persons residing or working in the vicinity. Staff recommended denial of the request.

Attorney Tara Tedrow of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., representing the applicant, showed various views of the subject property and provided the project overview, the applicant's request, the site design, traffic design, traffic trips, and an overview of the Conditional Use Permit criteria. The City's code permits a convenience store with fuel pumps through a Conditional Use Permit. The site design is for a 3,000 square foot design with a reduced number of fuel islands based on the feedback received from the Planning and Zoning Board. The site design is in compliance with the overlay design standards which have not yet been adopted. The property will be heavily landscaped along East Avenue with bicycle connectivity and the applicant would be willing to have safety warning lights at the entrances and exits should the Council request it. The subject site design has a dedicated pedestrian lane to enter the property so pedestrians would not use the vehicle entrances to enter into the property. The applicant will be acquiring an egress to allow access for exit to 2nd Street alleviating potential traffic on East Avenue. Florida Department of Transportation indicated approval of traffic access plan for State Road 50 with no suggested changes. Lake Sumter Metropolitan Planning Organization gave recommendations for safe, secure and a convenient system for pedestrians and bicyclists which provide direct non-motorized access, linkages, and cut-throughs.

Muhammed Abdallah, Traffic and Mobility Consultants, stated a traffic analysis was prepared for the subject request. When the site design had only two access points, the proposed project could work, but now with three access points the proposed project can definitely be done. By dropping the vehicle fuel islands, the site design has more room for cars to circulate on site. The proposed site use would not be generating new traffic and would generate less than one percent of added traffic through the intersection.

Attorney Tedrow summarized information presented and stated site uses which would make sense for the property is either fast food or a fuel station.

Mayor Ash opened the Public Hearing.

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Jim Purvis, 4206 Hammersmith Drive, expressed opposition to the request.

Allison Strange, 1120 W. Lakeshore Drive, expressed concerns regarding Clermont Elementary School pedestrian traffic, environmental concerns with abandoned gas stations and the proposal is against staff recommendation.

Hal Turville, 150 W. Minnehaha Avenue, expressed concern with the presentation given the proposed third access may not be available due to parking agreements.

Franklin Forth, 955 W. Desoto Street, expressed opposition to the request and concerns with the aforementioned traffic study.

Andrea Simmons, 940 2nd Street, expressed concerns for traffic increase and safety.

Jean Tirri, 8022 Lake Nellie, expressed support of proposed use and concern with Council rejecting previous proposed uses.

Raul Salabarria, 332 W. Minnehaha Avenue, expressed concern of traffic risks.

Mayor Ash closed the Public Hearing.

Attorney Tedrow clarified, in response to the general concern of traffic, the last four years shows 64 reported incidences at that intersection.

Council Member Bates disclosed he spoke with the applicant several months ago.

Council Member Goodgame disclosed he spoke with the applicant prior to the meeting.

Council Member Travis disclosed she spoke with the applicant on environmental issues and bicycle safety.

Council Member Bates expressed opposition with applicant's request. Council Member Brishke conveyed agreement with Council Member Bates.

Council Member Travis stated during the boat ramp discussions, residents had concerns about safety for kids going to school, but the boat ramp was approved. A gas station would be convenient for the boaters.

Council Member Goodgame expressed concern for the lack of a deceleration lane to enter the property for vehicles traveling east on Highway 50. There is a drop off from Highway 50, which is very dangerous for traffic. The presence of school kids also makes the location not safe for the proposed use.

Mayor Ash expressed agreement with all of the positives and negatives for this proposed use, but the negative out-weighs the positive especially when there are concerns with children's safety.

Council Member Brishke inquired of staff if there is any way to mitigate traffic concerns for future proposed uses.

Council Member Travis inquired about allowable uses. Senior Planner Kruse stated retail business, personal services, professional offices, bank, dwellings in R-3, buildings maintained by the City, and places of worship would be allowed.

Council Member Bates moved to deny Resolution No. 2018-11; seconded by Council Member Goodgame. The motion passed 4 to 1 with Council Member Travis voting in opposition.

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

Deputy City Clerk Zinker 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.

Development Services Director Henschel presented staff's request for 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. Staff recommends approval.

Mayor Ash opened the Public Hearing.

Keith Mullins, 640 Drew Avenue, expressed concern regarding small shopping centers and suggested a special category for intensive use.

Mayor Ash closed the Public Hearing.

Council Member Bates inquired if green space would take over the reduced area of the parking lot or if the potential applicants would be able to make the building larger. Development Services Director Henschel stated the potential applicants could make their buildings larger.

Mayor Ash expressed concern regarding half of the parking spaces at local stores not being used. Council Member Brishke expressed agreement with Mayor Ash, but requested Council revisit the subject and approach it from the perspective of the smaller businesses with the changes affecting only the larger stores.

Council Member Goodgame expressed concern with the needs for parking changes based on the changing of stores occupying the buildings.

Mayor Ash suggested approving the proposed changes to the parking code and trust staff to communicate with the developers as the situations arise.

Council Member Goodgame requested clarification regarding parking spaces being reduced to 18-feet. Development Services Director Henschel clarified spaces abutting the landscape buffers will be the only ones to be reduced to 18 feet but will have an additional 24 inches of mulch or landscaping between the end of the parking space and the start of the landscape buffer.

Council Member Bates moved to approve Ordinance No. 2018-28; seconded by Council Member Travis. The motion passed 4 to 1 with Council Member Goodgame voting in opposition.

Mayor Ash recessed at 8:36pm. The meeting was reconvened at 8:46pm.

The following two items were heard consecutively and voted on separately.

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

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

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

Item No. 7 – Variance Request, Kings Crossing

Development Services Director Henschel presented applicant's request for 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 as well as a variance for a reduction of four parking spaces instead of the number as required by the Land Development Code. Staff recommended denial for the Conditional Use Permit and the variance request. The applicant submitted a noise study.

Attorney Jimmy Crawford, representative of the applicant, stated the information previously presented at the July 24, 2018 Council Meeting still applied to this request. The applicant hired RLM Acoustics, a company who was hired by the City for a separate matter, to conduct a noise study. Page seven of the noise study shows a summary table of the three tools typically used by tire stores. Under the conclusion of the study, there are no adverse impacts on Bella Lago. Council previously asked staff to include enforceable language regarding noise ordinance which is included in condition number six.

Randy Langley, property owner, 6680 Gulf of Mexico Drive, provided the background history of his family and the subject property.

Mayor Ash opened the Public Hearing.

The following expressed opposition to the tire store request:

Sylvester Makowski, 3813 Scarborough Court
Dorothy Schneider, 3563 Chessington Street
Richard Bauer, 1789 Bella Lago Drive
Dave Thorsen, 1813 Bella Lago Drive
Ellen Coil, 3554 Mediterra Drive
Eric Fincham, 3522 Mediterra Drive
Chris Devuyst, 19703 Earth Star Lane,

Jim Purvis, 4206 Hammersmith Drive, expressed support to the Tire Store.

Angie Langley, 16834 Florence View Drive, stated she never owned any portion of the subject property.

Mayor Ash closed the Public Hearing.

Attorney Jimmy Crawford clarified the proposed use would not be an environmental issue for Lake Felter and residents' desire to not have a tire store at this location is not grounds for denial.

Council Member Travis conveyed support for the request due to the feasibility study and noise study showing positive findings.

Council Member Bates spoke in opposition to the request.

Council Member Bates inquired about Chik-fil-a stimulating other possibilities for the subject property. Attorney Crawford stated himself and the applicant do not foresee getting more possibilities.

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Mayor Ash expressed opposition towards the request stating a tire store would not be the best use of a C-1 zoned area.

Council Member Bates moved to deny Resolution No. 2018-16R; seconded by Council Member Goodgame; The motion passed with all members present voting aye.

NEW BUSINESS

Item No. 8 – Resolution No. 2018-22R

Deputy City Clerk Zinker read Resolution No. 2018-22R aloud by title only.

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.

Development Services Director Henschel presented the applicants request to amend a Conditional Use Permit to allow a six-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. 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. The parcel was brought before the Clermont Special Magistrate for code compliance issues, lack of landscape buffer along the south property line and curbing issue within the parking lot. Staff recommended denial and Planning and Zoning Commission voted to recommend denial.

Attorney Jimmy Crawford, representative of applicant, stated there currently is a fence installed where a landscaping buffer once required. There is a wall of vegetation on the adjacent property which runs along the fence. Current Conditional Use Permits states all conditions in 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. The approved site plan, which was signed off by the City, has no landscaping buffer.

Mayor Ash opened the Public Hearing.

The following expressed support for the Conditional Use Permit:

Alyson Johnson, 525 West Minneola Avenue
Tracy McCoy, 406 Nuestra Place
Ruth Villante
Sue Cordova, 2768 Kingston Ridge Drive
Kevin Giguere, 5231 Fussell Road
Sherry Giguere, 5231 Fussell Road
Mariellen Batchelor, 3215 N. Orange Avenue
Jan Sheldon, 17521 State Road 19
Sherryl Parker, 14102 Greater Pines Boulevard

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The following expressed opposition to the Conditional Use Permit:

Franklin Forth, 955 W. Desoto Street
Charles Forth, 939 W. Desoto Street
Charlene Forth, 939 W. Desoto Street
Jim Purvis, 4206 Hammersmith Drive

Mayor Ash closed the Public Hearing.

Attorney Jimmy Crawford presented an e-mail from Cheryl King and requested Council to amend the Conditional Use Permit.

Council Member Bates asked if there are any codes against having the fence. City Manager Gray confirmed there are no such codes.

Council Member Travis inquired if the fence was permitted. Development Services Director Henschel confirmed the fence was permitted in 1999. Attorney Mantzaris clarified the current fence was a replacement for the fence which was permitted in 1999.

Council Member Bates inquired if there are other fences along the neighboring property lines. City Manager Gray clarified the property use is for a business rather than residential which changes the requirements.

Council Member Goodgame moved to deny the request to amend the Conditional Use Permit. The motion failed due to lack of a second to the motion.

Council Member Bates moved to approve for applicant to keep the fence with no requirement for installation of a landscape buffer and to remove “or with an approved site plan” from Section 2 of the Conditional Use Permit; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 10:52 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
SPECIAL MEETING MINUTES
SEPTEMBER 20, 2018

FINAL PUBLIC HEARING - FISCAL YEAR 2018-2019 BUDGET

The Clermont City Council met in a special meeting on Thursday, September 20, 2018 in the Council Chambers at City Hall. Mayor Ash called the meeting to order at 6:30pm with the following present: Council Members Brishke, Travis, Goodgame, and Bates. Other City officials present were City Manager Gray, City Clerk Howe and Finance Director Van Zile.

City Manager Gray noted this is the final budget public hearing for the City of Clermont. The purpose is to present the recommended budget and proposed millage rate. At the conclusion of the presentation, there will be a public hearing. The General Fund is based on the recommended 4.2061 millage rate and will generate \$1.2 million in ad valorem. Additional 14-fulltime positions in the Police and Fire Department are subject to Amendment 1. Mr. Gray thanked staff.

Resolution No. 2018-38R Ad Valorem Millage Rate

City Clerk Howe read Resolution 2018-38R aloud in its entirety.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, Adopting the Ad Valorem Millage Rate for the Fiscal Year beginning October 1, 2018 and ending September 30, 2019; providing for collection of taxes; providing an effective date.

Resolution No. 2018-39R Budget

City Clerk Howe read Resolution 2017-39R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, adopting the Budget for the 2018-2019 Fiscal Year.

Finance Director Van Zile presented information regarding the City of Clermont Fiscal Year 2019 millage rate and budget. The City Council must adopt the millage rate prior to adopting the budget.

He outlined the funds summary, revenues, expenditures, and requested actions. The citywide budget totals \$148.8 million, which is \$7.3 million or 4.68 percent less than the current year budget. Citywide budget is lower primarily due to the completion of the Victory Pointe project in fiscal year 2018. Citywide reserves at the end of Fiscal Year 2019 are projected to be \$55.8 million. General Fund budget totals \$41.1 million, which is \$2.4 million or 6.18 percent higher than the current year budget. General Fund budget is higher primarily due to increased personnel costs. General Fund budget is funded entirely from revenues, with reserves at the end of the fiscal year 2019 projected to be \$8.9 million or 29.08 percent of operating expenditures.

Property taxes are projected to be \$11.8 million due to an 11.57 percent increase in property taxable values and the current millage rate of 4.2061. Fiscal Year 2019 will be the fourth consecutive year of

maintaining the millage rate of 4.2061.

In November 2019, a constitutional amendment for a third \$25,000 exemption for homestead properties will be on the statewide general election ballot. If approved, the Lake County Property Appraiser has estimated the property tax revenue loss to the City in Fiscal Year 2020 to be \$800,000.

Mr. Van Zile reviewed the expenditures by types of expenditures, personnel services, and capital outlay and debt service. The Cooper Memorial Library request is included the budget for next year.

Staff requested the City Council approve Resolution No. 2018-38R establishing the Fiscal Year 2019 millage rate of 4.2061 and Resolution 2018-39R establishing the Fiscal Year 2019 budget of \$148,813,528.

City Manager Gray explained how the fire inspection fees are accessed and requested Council suspend the Fire Alarm fee and the Fire Inspection fee to allow staff time to research and return to the Council with recommendations.

Mayor Ash and Council Member Travis expressed concern.

Fire Chief Bishop remarked the first inspection is free and reviewed the process.

Mayor Ash inquired about the number of inspections per month.

Fire Marshall Pearce responded there are approximately 400 to 600 per month with two staff member doing the inspections.

Staff requested a motion to suspend the Fire alarm and Fire Inspection fees for 60 days. City Manager Gray will return to Council.

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

Mayor Ash closed the public hearing.

Council Member Brishke moved to suspend Commercial Occupancy fire inspection fee and fire alarm monitoring fee for 60 days; seconded by Council Member Travis. The motion passed with all members present voting aye.

Council Member Goodgame moved to approve Resolution 2018-38R; seconded by Council Member Bates. The motion passed with all members present voting aye.

Council Member Goodgame moved to approve Resolution 2018-39R; seconded by Council Member Bates. The motion passed with all members present voting aye.

ADJOURN: With no further comments, the meeting adjourned at 7:12 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, October 9, 2018		
Agenda Item Name		
Surplus Request		
Requested Action		
Recommend to approve and declare end of life inventory as surplus from Fire Department Environmental Services department Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.		
Staff Report		
The Purchasing Department, on behalf of the Fire Department, Environmental Services Department and Parks and Recreation Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Fire Department Qty: Property Description (2) NEC Phone, Model 0910044 Parks and Recreation Department Qty: Property Description (1) 1985 Sony DXC-M7 Production Video Camera Environmental Services Department Qty: Property Description (1) 1988 CMB Dump Truck, Vehicle Number 5235 - 68,819 miles Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.		
Additional Analysis		
Fiscal Impact Summary		
Surplus property is anticipated to be sold for approximately \$1,500.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Environmental Services - Property Disposal	Environmental Services - Property Disposal.pdf	

2.	Parks and Recreation - Property Disposal	Parks and Recreation - Property Disposal.pdf
3.	Fire Department - Property Disposal	Fire Department - Property Disposal.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / WATER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 1988 CMB Dump Truck Vehicle No. 5235
Miles / Hours: 68,819 Serial / VIN: 1GBL7D1BJVII2547
Description of Property Dump truck

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

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

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

Director Signature: 

Date: Sep 20, 2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

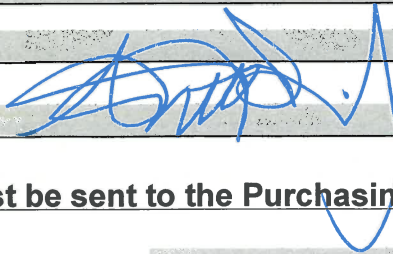
Dept. / Division: P&R/CPAC Property Tag #:
Contact Person: Jonathan Pominville Phone: 352-708-5902
Year / Make / Model: 1985 Sony DXC-M7 Vehicle No.
Miles / Hours: Serial / VIN: 10676
Description of Property production video camera

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

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

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

☐ **OTHER:**

Director Signature: 

Date: 9-5-18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: _____
Contact Person: SHEILA AGUAYO Phone: 2214
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property PHONES NEC MODEL 0910044 QTY: 2

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

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

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

Director Signature: Carol E. Bailey

Date: 9/28/18

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 9, 2018		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Helping Hand Lawn Care, Inc. to provide mowing services to various departments.		
Staff Report		
The Purchasing Department and Environmental Services, Public Works, Parks and Recreation, Police and Fire Departments recommend approval of the above action. The current contract for mowing services expired July 29, 2018. The Purchasing Director extended the contract for three (3) additional months in order to revise the specifications and provide time for the new bid. The current mowing contract expires October 28, 2018. The Purchasing Department issued a Request for Bid (RFB) number 18-038 to acquire mowing services for various departments. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were three (3) responses to the RFB. Award is being recommended to low responsive and responsible bidder Helping Hand Lawn Care, Inc. in the annual amount of \$127,380 who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$127,380 is included in fiscal year 2019 approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 18-038 Response Tabulation	RFB 18-038 Response Tabulation.pdf	
2. Section C - Price Schedule	Section C - Price Schedule.pdf	



RESPONSE TABULATION

RFB 18-038, MOWING SERVICES

DUE DATE/TIME: September 13, 2018 AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE	ADDENDA 1 AND 2	TOTAL PRICE (ITEMS 1 - 14)	ADDITIVE ALTENATE (ITEMS 15 – 17)	TOTAL PRICE + ADDITIVE ALT. (ITEMS 1-17)
Helping Hand Lawn Care, Inc. – Clermont, FL	Y	\$92,580	\$34,800	\$127,380
Precision Landscape Management, Inc. – Clermont, FL	N*	\$121,779	\$29,232	\$151,011
ADFS, LLC. – Chipley, FL	1-ONLY	\$170,905	\$40,455	\$211,360

* Addenda 1 and 2 were not a mandatory submittal with bid response.

* Precision Landscape did not provide pricing for the line item no. 14, added in Addenda 1.

SECTION – C PRICE SCHEDULE

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

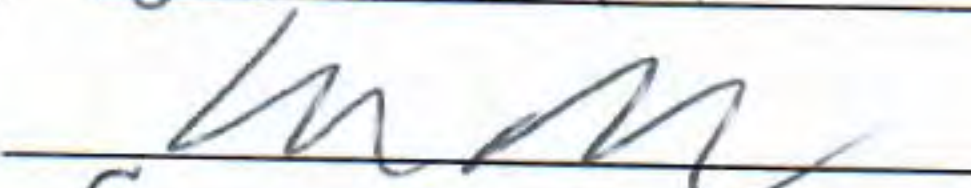
L.N.	Description	Qty / Unit	Unit Price	Total
1	Environmental Services Dept. – East Wastewater Treatment Plant Mowing	29 / Visits	300.00	8,700.00
2	Environmental Services Dept. – Sunburst Lane Water Treatment Plant Mowing	29 / Visits	200.00	5,800.00
3	Environmental Services Dept. – Greater Hills Water Treatment Plant Mowing	29 / Visits	50.00	1,450.00
4	Road Right-of-Way and Stormwater Treatment Pond Mowing	29 / Visits	60.00	1,740.00
5	Lake Hiawatha Preserve Mowing	10 / Visits	2,010.00	20,100.00
6	Clermont Arts & Recreation Center, 3700 S. Hwy. 27, Clermont, FL	48 / Visits	600.00	28,800.00
7	Clermont Police Department, 3600 S. Hwy. 27, Clermont, FL	48 / Visits	150.00 250.00	7,200.00 12,000.00
8	Clermont Fire Station 4, 13341 Hartle Road, Clermont, FL	48 / Visits	80.00	3,840.00
9	12 th Street and Highway 50 Medians	29 / Visits	80.00	2,320.00
10	South Grand Hwy. Median	29 / Visits	40.00	1,160.00
11	Champions and Legends Way	29 / Visits	80.00	2,320.00
12	ROW for Lake Shore Drive	29 / Visits	150.00	4,350.00
13	Abandoned Well Site, West of Harley Davidson	8 / Visits	100.00	800.00
14	Bush hog mow area near PD four times per year between April and November	4 / Visits	1,000.00	4,000.00
Total Price (Line Items 1 Through 14)				92,580.00

**SECTION – C
PRICE SCHEDULE**

14 15	ROW and Median for Citrus Tower Blvd. (ADDITIVE ALTERNATE)	29 / Visits	400.00	11,600.00
15 16	ROW and Median for John's Lake Rd. (ADDITIVE ALTERNATE)	29 / Visits	300.00	8,700.00
16 17	ROW and Median for Hancock Rd. (ADDITIVE ALTERNATE)	29 / Visits	500.00	14,500.00
Additive Alternates Total Price (Line Items 15 Through 17)				34,800.00

Total Price + Additive Alternates (Line Items 1 Through 17)	127,380.00
--	------------

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

Respondent Information and Signature	
Company Name (print):	Helping Hand Lawn Care
Street Address:	15128 Lost Lake Rd Clemont FL 34712
Mailing Address (if different):	
Telephone:	407-221-0593
Fax:	
Email:	hhlawn@comcast.net
Payment Terms:	% days, net
FEIN:	20 - 0089577
Professional License No.:	
Signature:	
Date:	9-3-18
Print Name:	E. Norman Rippe
Title:	President
Does the respondent accept payment using the City's MASTERCARD? ☐ Yes ☒ No	

END OF SECTION – C



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, October 9, 2018	
Agenda Item Name	
Road Closure & Boat Ramp Closure Request	
Requested Action	
Recommend to approve Sommer Sports to close roads and boat ramp for their approved City Sponsored event "The Great Floridian" on October 20, 2018.	
Staff Report	
Sommer Sports is hosting it's approved Great Floridian Triathlon on October 20, 2018 at Victory Pointe. The organization is requesting to close the following roads which coincides with the event and will allow for a finish line in the Downtown area of Clermont. Please see attached maps which detail the road closures. <u>Road Closures</u> -Minneola Ave between 7th & 8th Street October 19, 2018 at 8:00 AM till October 21, 2018 at 2:00 AM <u>Partial Road Closures</u> (Allows for traffic to flow in one direction) -Minneola Ave between 11th Street to West Avenue October 20, 2018 at 6:30 AM till 10:30 AM -8th Street from Minneola Avenue to Osceola Avenue October 20, 2018 at 8:00 AM till 1:00 PM -Osceola Avenue from 8th Street to West Avenue October 20, 2018 at 8:00 AM till 6:30 PM -West Avenue from Osceola Avenue to Minneola Avenue October 20, 2018 at 8:00 AM till 6:30 PM Sommer Sports has contacted all the businesses and residents who will be effected by the road closures and received approvals which can be found attached to this report. The organization will be working with Clermont PD, Lake County Sheriff, and Clermont FD to ensure the proper amount of staff are present to provide safe accommodations for the participants and spectators. Sommer Sports is requesting to close down the boat ramp to ensure the safety of the participants in the race from Friday October 19, 2018 at 11:00 PM till Sunday October 21, 2018 at 2:00 AM The organization is also requesting to use a Skytower Spotlight at the finish line during the event.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Road Closure Docs	Road Closure Docs.pdf	
2. GFT - Road Closure 2018	GFT - Road Closure 2018.pdf	



September 27, 2018

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

RE: Road Closure Letter Status

To Whom it May Concern:

Sommer Sports has obtained either written and or verbal support from the following businesses located between 7th and 8th Street on W. Minneola Ave:

Suncreek Brewery

Savoree

Hair Space

We have made several attempts to contact Chef Jose at Farm to Table but have been unsuccessful to date. We have contacted Michael Ali's Pizza regarding the event. But have been unable to obtain his signature due to conflicting schedules. Restricted road closure notices were hand delivered on 9/21/18 to businesses and residents on 7th and 8th Street. If you have any questions, please contact Sommer Sports at (352) 394-1320 or email info@sommersports.com.

Thank you,

Sommer Sports Management



9/20/2018

Sommer Sports is requesting to host a special event in the Downtown area of Clermont on Saturday, October 20, 2018. We are requesting from the Clermont City Council to shut down the following roads during these dates and times:

- Minneola Ave. from 8th Street to 7th Street
 - o 8:00 AM Friday to 2:00 AM Sunday
- Minneola Ave. from Builders Supply to West Ave.
 - o 7:30 AM to 10:30 AM Saturday
- 8th Street from Minneola Ave. to Osceola Ave. (Resident traffic only)
 - o 8:00 AM Saturday to 1:00 AM Sunday
- Westbound Osceola Ave. from 8th Street to West Ave.
 - o 8:00 AM to 6:30 PM Saturday
- Southbound West Ave. from Osceola Ave. to Minneola Ave.
 - o 8:00 AM to 6:30 PM Saturday

We would greatly appreciate your businesses support by signing the document below which shows your approval of the road closure.

A handwritten signature in blue ink, appearing to read "Bill Downs", written over a horizontal line.

Signature
BILL DOWNS
SUNCREEK BREWERY

A handwritten date "9/21/18" in blue ink, written over a horizontal line.

Date



Dear Savoree,

9/20/2018

Sommer Sports is requesting to host a special event in the Downtown area of Clermont on Saturday, October 20, 2018. We are requesting from the Clermont City Council to shut down the following roads during these dates and times:

- Minneola Ave. from 8th Street to 7th Street
 - o 8:00 AM Friday to 2:00 AM Sunday
- Minneola Ave. from Builders Supply to West Ave.
 - o 7:30 AM to 10:30 AM Saturday
- 8th Street from Minneola Ave. to Osceola Ave. (Resident traffic only)
 - o 8:00 AM Saturday to 1:00 AM Sunday
- Westbound Osceola Ave. from 8th Street to West Ave.
 - o 8:00 AM to 6:30 PM Saturday
- Southbound West Ave. from Osceola Ave. to Minneola Ave.
 - o 8:00 AM to 6:30 PM Saturday

We would greatly appreciate your businesses support by signing the document below which shows your approval of the road closure.

Cathy Knox
Signature

9-26-18
Date



9/20/2018

Sommer Sports is requesting to host a special event in the Downtown area of Clermont on Saturday, October 20, 2018. We are requesting from the Clermont City Council to shut down the following roads during these dates and times:

- Minneola Ave. from 8th Street to 7th Street
 - o 8:00 AM Friday to 2:00 AM Sunday
- Minneola Ave. from Builders Supply to West Ave.
 - o 7:30 AM to 10:30 AM Saturday
- 8th Street from Minneola Ave. to Osceola Ave. (Resident traffic only)
 - o 8:00 AM Saturday to 1:00 AM Sunday
- Westbound Osceola Ave. from 8th Street to West Ave.
 - o 8:00 AM to 6:30 PM Saturday
- Southbound West Ave. from Osceola Ave. to Minneola Ave.
 - o 8:00 AM to 6:30 PM Saturday

We would greatly appreciate your businesses support by signing the document below which shows your approval of the road closure.

Signature

Date

Farm to Table:

Left in mailbox on 9/21/18.

Digital copy also emailed on 9/21/18.

No Response as of 9/27/18.



9/20/2018

Sommer Sports is requesting to host a special event in the Downtown area of Clermont on Saturday, October 20, 2018. We are requesting from the Clermont City Council to shut down the following roads during these dates and times:

- Minneola Ave. from 8th Street to 7th Street
 - o 8:00 AM Friday to 2:00 AM Sunday
- Minneola Ave. from Builders Supply to West Ave.
 - o 7:30 AM to 10:30 AM Saturday
- 8th Street from Minneola Ave. to Osceola Ave. (Resident traffic only)
 - o 8:00 AM Saturday to 1:00 AM Sunday
- Westbound Osceola Ave. from 8th Street to West Ave.
 - o 8:00 AM to 6:30 PM Saturday
- Southbound West Ave. from Osceola Ave. to Minneola Ave.
 - o 8:00 AM to 6:30 PM Saturday

We would greatly appreciate your businesses support by signing the document below which shows your approval of the road closure.

Signature

Date

Hair Space:
Dropped off with stylist/co-owner on 9/21/18.
Verbal support given. Plans on
staying closed on 10/20/18.

Notice to Area Residents and Businesses

Traffic Delays / Parking Restrictions / Street Closures in Your Neighborhood



Dear Neighbor,

The Great Floridian Triathlon is Saturday, October 20, 2018, starting at ~~7:00 AM~~ Downtown Clermont. There will be road closures from Friday at 8:00 AM until Sunday at 2 AM. Below you will see road closure locations and specific streets that will be impacted by the special event.

Restricted Parking Times & Road Closures

- Minneola Ave. from 8th Street to 7th Street
 - o 8:00 AM Friday to 2:00 AM Sunday
- Minneola Ave. from Builders Supply to West Ave.
 - o 7:30 AM to 10:30 AM Saturday
- 8th Street from Minneola Ave. to Osceola Ave. (Resident traffic only)
 - o 8:00 AM Saturday to 1:00 AM Sunday
- Westbound Osceola Ave. from 8th Street to West Ave.
 - o 8:00 AM to 6:30 PM Saturday
- Southbound West Ave. from Osceola Ave. to Minneola Ave.
 - o 8:00 AM to 6:30 PM Saturday

Sommer Sports will have signage posted along the roads reminding citizens about the event, road closures, and no parking for the event. We ask that you please take this event into consideration as you make your plans.

Thank you for your patience and understanding and please know the Sommer Sports team is working diligently to present the best and safest event possible.

If you have any questions or comments, please contact Sommer Sports at 352-394-1320 or email info@sommersports.com.

October 11, 2018

Hello from the Sommer Sports Team:

The 28th Great Floridian Triathlon will be taking place on surrounding roads in your area on October 20nd, 2018. As with past years, Sugarloaf Mountain Rd. will be closed to vehicles except those who reside on Sugarloaf Mountain Rd. This remains a great concern for us, so we wanted to make sure we reminded everyone of this upcoming event. To help with vehicle traffic on Sugarloaf Mountain Road we have arranged for traffic officers to be located at both ends of the road. We expect the road to be closed for cyclists between 10:00 am and 6:00 pm.

All Sugarloaf Mountain Road residents are encouraged to come out to join the fun as you watch and cheer the cyclists as they make the most difficult climb on the 2018 bike course. Some of these athletes will be cycling up Sugarloaf Mountain Road three times during this event.

We understand that this event may cause a few delays in your normal travel plans; however, please know that we are making every effort possible to minimize delays for you and your family.

If you have any questions or concerns, please don't hesitate to call me.

Thank you for understanding and I hope to see you on October 20, 2018.

Regards,



Lisa Veres

Office Manager, Sommer Sports

352.394.1320 x104(office) | Lisa@SommerSports.com

www.SommerSports.com

LANE CLOSURES - FRIDAY OCT. 19*

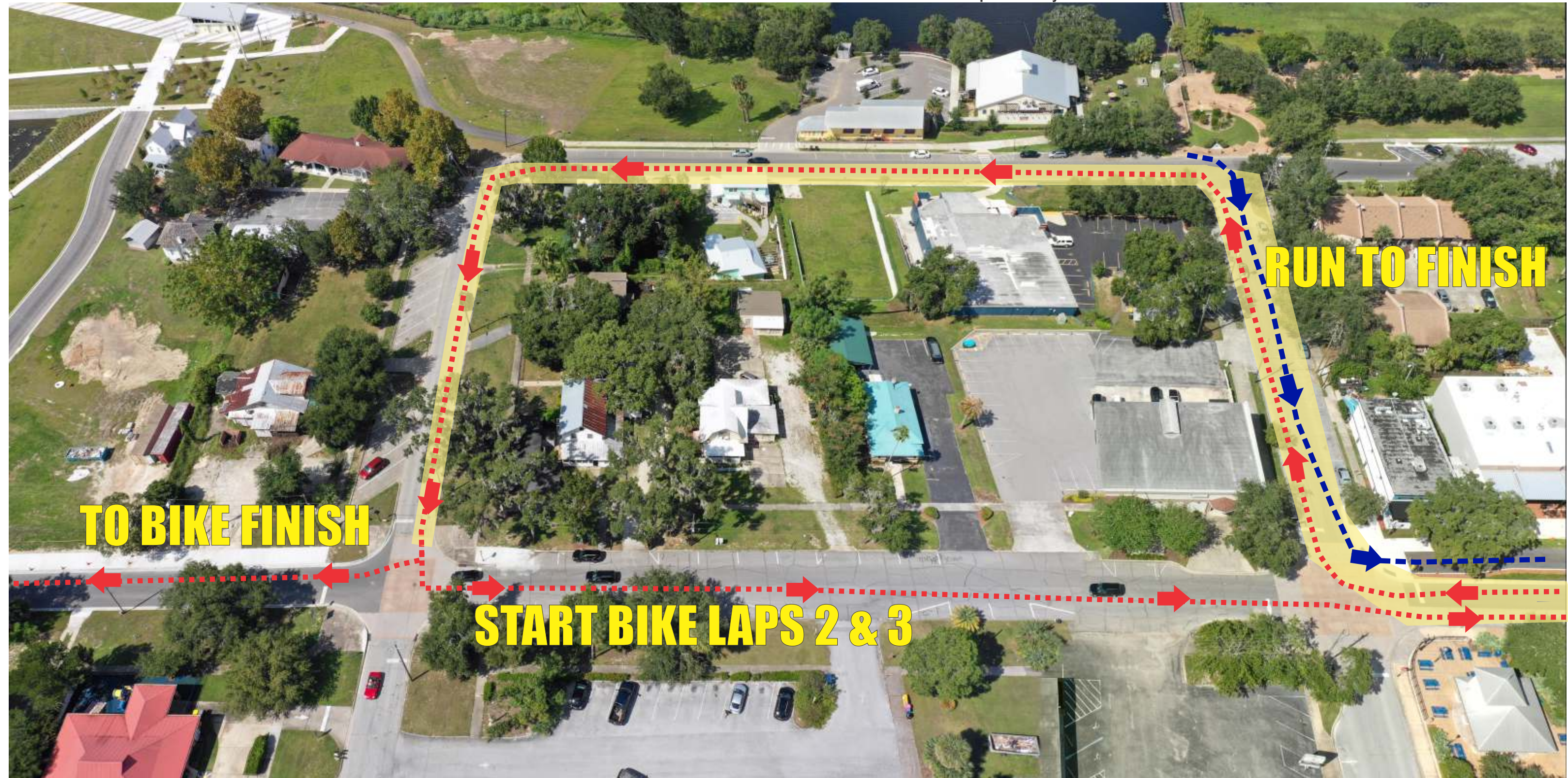
*To erect tents and staging in advance of race.

- > Minneola Ave. (Westbound lane only) 8th Street to 7th Street
8:00am Friday to 2:00 am Sunday

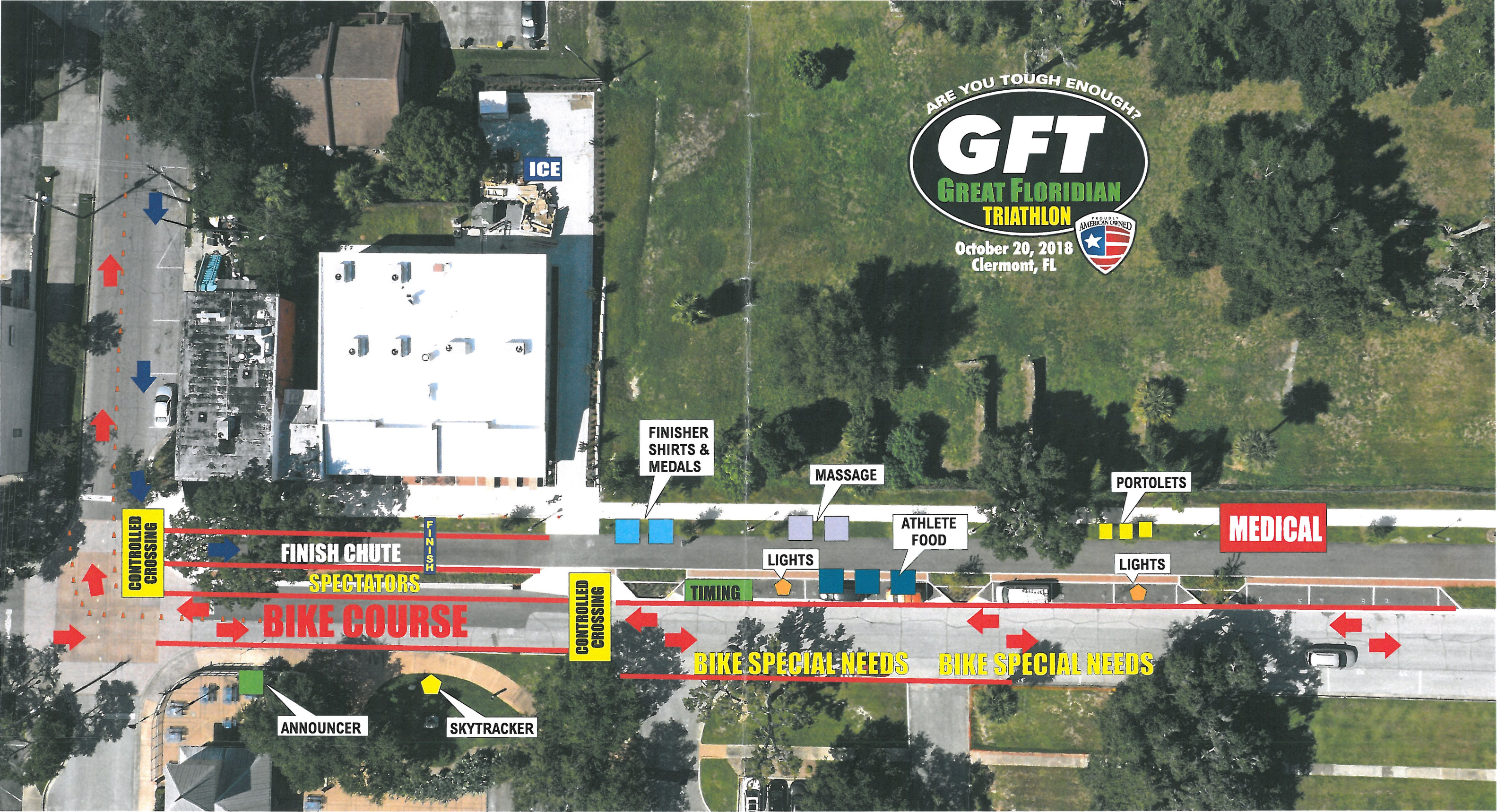
----- **BIKE**
----- **RUN**

LANE CLOSURES

- > Minneola Ave. 8th Street to 7th Street
5:00am Saturday to 2:00 am Sunday
- > Minneola Ave. from 11th Street to West Ave.
6:30am - 10:30am Saturday
- > 8th Street from Minneola Ave. to Osceola Ave. (Resident traffic only)
8:00am - 1:00am Saturday
- > Westbound Osceola Ave. from 8th Street to West Ave.
8:00am - 6:30pm Saturday
- > Southbound West Ave. from Osceola Ave. to Minneola Ave.
8:00am - 6:30pm Saturday



CROWD CONTROL FENCE





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 9, 2018		
Agenda Item Name		
Road Closure Request		
Requested Action		
Recommend to approve allowing Sommer Sports to close roads for their approved event "Nightmare on the Clermont Trails" on Saturday October 27, 2018		
Staff Report		
Sommer Sports is requesting to close down roads for their approved City Sponsored event "Nightmare on the Clermont Trails" on Saturday October 27, 2018. Please see attached map for breakdown of the event road closure and timeline of the event. <u>Road Closure</u> -Minneola Avenue from 8th Street to the entrance of the public parking lot entrance east of the new Sun creek Brewery. 5:00 PM till 10:00 PM <u>Partial Road Closure</u> (Still allows for vehicle traffic to flow in one direction) -8th Street from Osceola Avenue to Minneola Avenue 6:30 PM till 8:30 PM Sommer Sports has delivered letters to all impacted business notifying them of the upcoming road closures. Sommer Sports is working with the Clermont PD and FD to ensure the proper amount of staff are present to ensure the safety of the participants and spectators.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Attachment - Nightmare on Trail 2018	Council Attachment - Nightmare on Trail 2018.pdf	
2. 2018 Nightmare Road Notice to Residents and Businesses	2018 Nightmare Road Notice to Residents and Businesses.pdf	



NIGHTMARE ON THE CLERMONT TRAILS



LIGHTS

FINISH CHUTE

FINISH

ROAD CLOSED

ROAD CLOSED

OPEN

TIMING

ANNOUNCER



QUICK FACTS

NIGHTMARE ON THE CLERMONT TRAILS

DATE: Saturday, October 27

START TIME: 6:45pm @ Clermont Victory Pointe

COURSE: A 5k (3.1 mile) out and back course with a loop through Hiawatha Preserve. Event finish will be in front of Sun creek Brewery on the trail.

PARTICIPATION: 850 runners projected

THEME: Eight Spook Zones along the course with \$1000 in cash prizes awarded to the top three spook zones.

ANCILLARY EVENTS: Costume contests, games, Free .25 mile kids run, & more

TIMETABLE:

Saturday, October 27, 2018

8:00am - 12:00pm	Construction of Start & Finish
3:00pm – 6:30pm	Construction of Spook Zones
3:00pm - 6:30pm	Packet Pick-up & Late Registration
6:15pm	Costume Pre-Judging
6:45pm	5K START!
8:00pm	Free .25 mile Kid's Monster Dash
8:15pm	Final Costume Judging & Awards Ceremony

ROAD CLOSURES:

- 8TH Street, Southbound from Osceola Ave. to Minneola Ave.
6:30pm to 8:30pm
- Minneola Ave. from 8th Street to the parking lot entrance just to the east of Sun creek.
5:00pm to 10:00pm

Notice to Area Residents and Businesses

Traffic Delays / Parking Restrictions / Street Closures in Your Neighborhood



Dear Neighbor,

Nightmare on the Clermont Trails is Saturday, October 27, 2018, starting at 7:00 PM in Downtown Clermont. There will be road closures from Saturday at 5:30 PM until 8:30 PM. Below you will see road closure locations and specific streets that will be impacted by the special event.

Restricted Parking Times & Road Closures

- Northbound 8th Street from Minneola Ave. to Osceola Ave. (Resident traffic only)
 - o 5:30 PM to 8:30 PM
- Minneola Ave. from 8th Street to parking area past clock tower (Full Closure)
 - o 5:30 PM to 8:30 PM

Sommer Sports will have signage posted along the roads reminding citizens about the event, road closures, and no parking for the event. We ask that you please take this event into consideration as you make your plans.

Thank you for your patience and understanding and please know the Sommer Sports team is working diligently to present the best and safest event possible.

If you have any questions or comments, please contact Sommer Sports at 352-394-1320 or email info@sommersports.com.



CITY OF CLERMONT

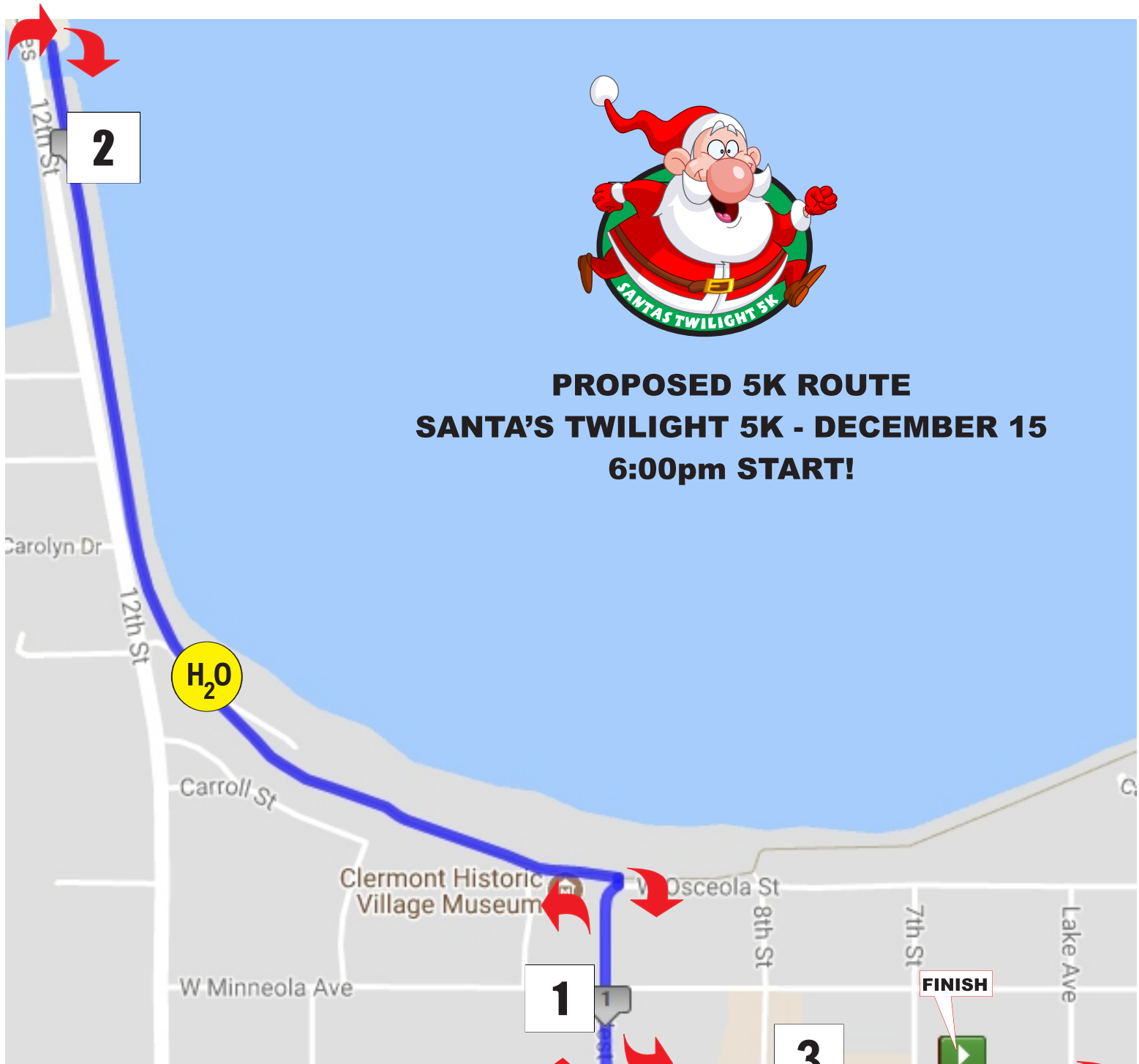
AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 9, 2018		
Agenda Item Name		
Road Closure Request		
Requested Action		
Recommend to approve Sommer Sports request to close roads for their approved event "Santa's Twilight 5K" on Saturday December 15, 2018.		
Staff Report		
Sommer Sports is requesting to close down roads for their approved City Sponsored event "Santa's Twilight 5K" on December 15, 2018. Please see attached map for breakdown of the event road closure and timeline of the event. <u>Road Closure</u> -Montrose Street from 7th Street to the entrance of City Hall 9:00 AM till 10:30 PM Sommer Sports has delivered letters to all impacted business notifying them of the upcoming road closures. Sommer Sports is working with the Clermont PD and FD to ensure the proper amount of staff are present to ensure the safety of the participants and spectators.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Attachment - Santa Twilight 2018	Council Attachment - Santa Twilight 2018.pdf	
2. 2018 Santa Twilight Road Notice to Residents and Businesses	2018 Santa Twilight Road Notice to Residents and Businesses.pdf	

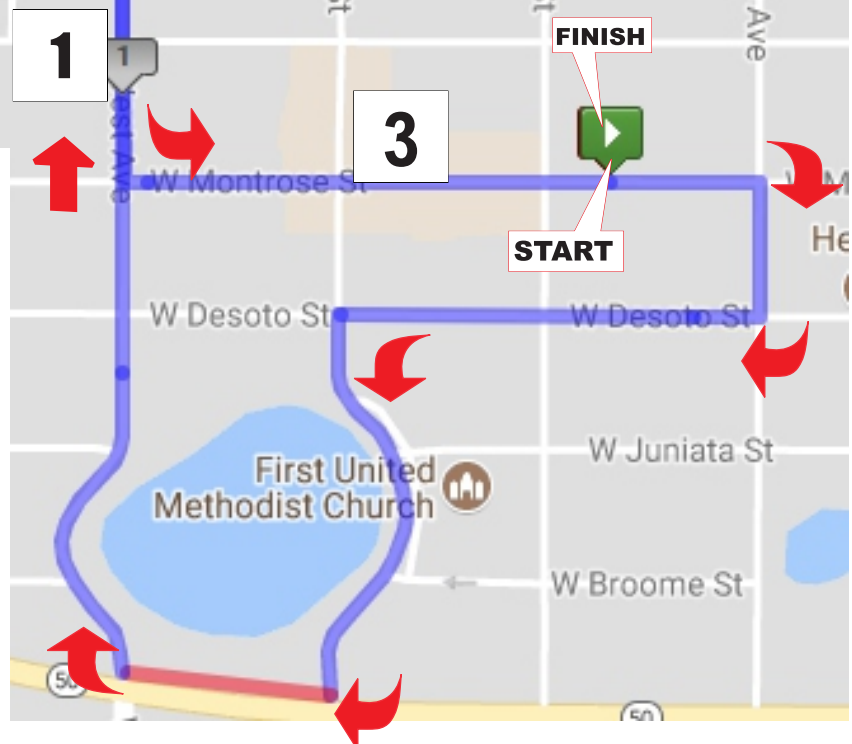


PROPOSED 5K ROUTE
SANTA'S TWILIGHT 5K - DECEMBER 15
6:00pm START!



DIRECTIONS

- Start at City Hall on Montrose, running to the east
- Right on Lake Ave.
- Right on West Desoto Street
- Left on 8th Street
- Right on off road path prior to HWY 50
- Right on West Avenue
- Left on South Lake Trail
- Turnaround on South Lake Trail just after crossing the bridge
- Right on West Avenue
- Left of Montrose Street to Finish at City Hall





SANTA'S TWILIGHT 5K

CLERMONT TIMELINE

Saturday, December 15, 2018

- 9:00am - Buildout of Finish Line on Montrose St.
- 12:00pm - Build and decorate start/finish chute
- 3:00pm - Packet pick-up and late registration begins.
- 5:30pm - Preliminary costume judging
- 6:00pm - 5K START!
- 7:30pm - Last 5k Finisher
- 7:35pm - Free Kids Candy Cane Dash
- 7:45pm - Final costume judging & Awards Ceremony
- 8:15pm - Teardown begins
- 10:30pm - Teardown complete

ROAD CLOSURE REQUEST:

9:00am – 10:30pm Montrose Street from 7th Street to just east of Clermont City Hall.

Notice to Area Residents and Businesses

Traffic Delays / Parking Restrictions / Street Closures in Your Neighborhood



Dear Neighbor,

Santa's Twilight 5K is Saturday, December 15, 2018, starting at 6:00 PM in Downtown Clermont. There will be road closures from Saturday at 10:00 AM until 10:00 PM. Below you will see road closure locations and specific streets that will be impacted by the special event.

Restricted Parking Times & Road Closures

- West Montrose Avenue from West Avenue to Lake Avenue (Full Closure)
 - o 5:30 PM to 8:30 PM
- West Montrose Avenue from 7th Street to 664 West Montrose Avenue (Full Closure)
 - o 10:00 AM to 10:00 PM

Sommer Sports will have signage posted along the roads reminding citizens about the event, road closures, and no parking for the event. We ask that you please take this event into consideration as you make your plans.

Thank you for your patience and understanding and please know the Sommer Sports team is working diligently to present the best and safest event possible.

If you have any questions or comments, please contact Sommer Sports at 352-394-1320 or email info@sommersports.com.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 9, 2018		
Agenda Item Name		
Road Closure & Open Container Request		
Requested Action		
Recommend to approve the allowance of the Clermont Parks & Recreation Department's annual "Light Up Clermont" event in downtown Clermont with street closures and open container allowance.		
Staff Report		
The Clermont Parks and Recreation Department is requesting approval for multiple road closures and times to accommodate all events during "Light Up Clermont" on November 30th and December 1st in Downtown Clermont. All businesses and residents impacted by the closures will be contacted individually prior to the special event. The Parks and Recreation department has worked with the Clermont PD, Fire, and Public Works to ensure that all elements and safety have been accounted for and will be staffed accordingly during the event. Road Closure Part A Start: November 30, 2018 - 2:00 PM Finish and Reopen: December 1, 2018 - 3:00 PM-Montrose Street between Lake Avenue and West Avenue-8th Street between Montrose Street and Minneola Avenue-7th Street between Montrose Street and West Desoto Street Road Closure Part B (Parade Route with map attached) Start: December 1, 2018 - 9:00 AM Finish and Reopen: December 1, 2018 - 3:00 PM Please note that as the parade participants pass through, parts of the parade route can start to open -3rd Street between Orange Avenue and West Minneola Avenue-West Minneola Avenue between 3rd Street and Lake Avenue-Lake Avenue between West Minneola Avenue & Minneola Avenue-Montrose Street between Lake Avenue & West Avenue-West Avenue between Montrose Street & West Osceola Street-West Osceola Street between West Avenue and 3rd Street-5th Street between West Osceola Street and the City Parking Lot at the South Lake TrailThe department is also requesting for a City approved licensed catering service to serve and sell beer and wine within the special event grounds on Friday November 30, 2018 from 5:00 PM till 10:00 PM. The licensed catering service would be Premier Event Services.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Parade Road Closure Map	Parade Road Closure Map.pdf
2.	LUC Friday Night Bar Locations 2018	LUC Friday Night Bar Locations 2018.pdf

LUC Parade Road Closures

Start: December 1, 2018 - 9:00 AM

Finish and Reopen: December 1, 2018 - 1:00 PM Please note that as the parade participants pass through, parts of the parade route can start to open

- 3rd Street between Orange Avenue and West Minneola Avenue
- West Minneola Avenue between 3rd Street and Lake Avenue
- Lake Avenue between West Minneola Avenue & Minneola Avenue
- Montrose Street between Lake Avenue & West Avenue
- West Avenue between Montrose Street & West Osceola Street
- West Osceola Street between West Avenue and 3rd Street
- 5th Street between West Osceola Street and the City





Road Closure Requests

- Montrose Street between Lake Avenue and West Avenue
- 8th Street between Montrose Street and Minneola Avenue
- 7th Street between Montrose Street and West Desoto Street

 Location of Bars



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, October 9, 2018	
Agenda Item Name	
Employee Benefit changes	
Requested Action	
Recommend to approve employee group medical and dental plan changes effective January 1, 2019.	
Staff Report	
Summary Explanation/Background	
The city's group health and dental plan is self-funded and has been established since 1990. The plan provides health, dental and prescription drug coverage for employees, retirees and eligible dependents. During the month of September 2018 the Employee Insurance Committee, made up of employees representing all city departments, met to discuss possible changes to the plan. All of the below noted changes have been recommended for approval by the Employee Insurance Committee, effective January 1, 2019:	
Plan Design Changes	
<u>Change the copay of preventative generic medications to \$0 copay/coinsurance.</u> Most of the medications that would change to \$0 copay are related to chronic conditions. While there is a cost to the plan (approximately \$20,046.71), the idea is that changing these medications to a \$0 copay may help members improve their medication compliance and possibly lower claims. It may also incent use of generic drugs instead of more costly but equally effective brand name drugs.	
<u>Include the Wellness Plus Progressive Maximum feature on the dental plan.</u> This program allows a progressive increase of a member's annual dollar maximum for members who get their regular cleaning. The annual maximum starts at \$1,000 with a cap of \$1,750 with a \$250 annual increment. The premise of this program is to encourage preventive dental care because regular, routine oral care can help individuals address minor problems before they become major and expensive to treat and it has a positive impact on general health. The plan is estimated to experience a savings of \$2,657.75.	
<u>Add a 3rd and 4th Tier to the Mail Order Pharmacy - \$10/\$20/\$40/\$100 (Generic/Preferred/Non-Preferred/Specialty).</u> By adding the 3rd and 4th tier of \$40 and \$100, the tiers will be structured to mirror the retail pharmacy tiers.	
<u>Add the Essential Utilization Management program on the health plan pharmacy.</u> This program would add prior authorization, quantity limits, and Step Therapy, as applicable, to the existing pharmacy plan. This program will help members and the plan control costs, help protect customers by monitoring appropriate use, and direct members to lower-cost drug options with similar outcomes. It is estimated that the plan would experience a savings of \$25,442.34.	

Change the copay of the telemedicine benefit from \$25 to \$15. The reason for lowering the copays is to drive health plan members to use the telemedicine benefit. According to Cigna, in the previous 12 months there were 807 medical office visits that were eligible for telehealth with a potential savings of up to \$21,789 if 25% of those visits were redirected to telehealth. The average office visit is \$150, average Emergency Room steerable visit is \$810, and telehealth cost per visit is \$42.

Rates

The city, employees and retirees pay health and dental insurance premiums to the Group Medical Self Insurance Fund based on an approved rate schedule. During the current renewal process, it was determined that the dental premiums exceeded the dental claims and as a result, were subsidizing the health premiums. In an effort to align the revenues with the respective claims, the city dental premiums included in the 2019 rate schedule (see attachment) have been reduced and a corresponding increase to the city health premiums have been included. The result is the total contribution from the city will not change for 2019, just the allocation between health and dental. In addition, the total city contribution for 2019 is within the amount budgeted for FY 2019. Employee rates will remain unchanged for 2019. Some retiree rates will change based on the coverages selected.

Surcharges

Maintain the employee and dependent tobacco user surcharges at 15% of the total unit cost. The tobacco user surcharge has been in place since 2009. As always, the city makes available reasonable alternative standards for the employee/dependent to qualify for the non-tobacco user rates by participating in a tobacco cessation program and submitting a certificate of completion. Based on the proposed 2019 rate schedule, the surcharge amount will increase from \$68.23 to \$71.58 per pay period for employees and from \$34.44 to \$35.22 per pay period for spouses.

Stop Loss/Reinsurance

This year the city's Benefits Consultant, Hylant, took this line of coverage to market. There were four viable proposals evaluated and compared to the current contract rates. It is recommended that the city renew the self-insurance plan stop loss insurance with Cigna at the current individual deductible of \$165,000, with an individual stop loss premium increase of 9.56% and 0% increase on the aggregate stop loss premium.

Wellness Program

Continue the current voluntary wellness program, which incorporates a premium incentive of a \$5, \$10, or \$15 credit per paycheck for employees and spouses who participate in the program at the corresponding levels.

Other

During the 2016 calendar year, the city loaned the Group Medical Self Insurance Fund \$500,000 in order to be in compliance with the state requirements regarding cash reserves. Due to the strength of the self insurance cash reserves, the repayment of this loan will start in the current quarter and expected to be repaid by the end of FY 2019.

Summary

With all of the above noted changes, if claims run as projected, the fund's cash reserves at December 31, 2019 are projected to be \$1,677,339 or 38.44% of projected annual claims. The State-required target ending cash reserve is

33% of projected claims.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | Group Medical Self Insurance Fund Revenues-Expenditures Analysis - 2019 - 10-2-18 | Group Medical Self Insurance Fund Revenues-Expenditures Analysis - 2019 - 10-2-18.pdf |
| 2. | Proposed Group Medical Insurance Rates - 1-1-19 | Proposed Group Medical Insurance Rates - 1-1-19.pdf |

City of Clermont
Group Medical Self Insurance Fund Revenues and Expenditures
2015 - 2019

						10/2/2018	
	2015 <u>Actual</u>	2016 <u>Actual</u>	2017 <u>Actual</u>	2018 <u>Budget</u>	2018 <u>Actual</u> 8-31-18	2018 <u>Projected</u>	2019 <u>Budget</u>
Beginning Cash	\$534,536	\$402,752	\$718,717	\$802,237	\$927,655	\$927,655	\$1,796,132
Revenues							
City Premiums	\$2,998,770	\$3,378,487	\$3,389,747	\$3,667,498	\$2,494,004	\$3,971,935	\$4,581,359
Employee Premiums	\$610,849	\$692,451	\$788,395	\$872,561	\$561,841	\$863,539	\$896,795
Retiree/Cobra Premiums	\$52,048	\$64,727	\$70,008	\$64,155	\$51,375	\$81,672	\$92,515
Reimb - Reinsurance	\$118,019	\$909,561	\$46,783	\$0	\$1,561	\$3,122	\$0
Reimb - CIGNA Wellness	\$29,369	\$30,207	\$30,603	\$25,000	\$20,927	\$25,000	\$25,000
Interest Earnings	\$2,920	\$4,591	\$5,852	\$5,347	\$11,088	\$19,008	\$18,000
Loan from City	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0
Transfer from City	<u>\$0</u>	<u>\$0</u>	<u>\$600,000</u>	<u>\$600,000</u>	<u>\$599,700</u>	<u>\$600,000</u>	<u>\$0</u>
Total Revenues	\$3,811,975	\$5,580,024	\$4,931,388	\$5,234,561	\$3,740,496	\$5,564,276	\$5,613,670
Expenditures							
Claims	\$3,263,032	\$4,578,118	\$3,987,958	\$3,883,122	\$2,281,268	\$3,700,000	\$4,363,072
Wellness Programs	\$31,657	\$26,846	\$25,521	\$29,500	\$19,743	\$29,500	\$29,500
Admin Fees	\$209,900	\$206,140	\$234,842	\$282,748	\$169,013	\$269,327	\$280,402
Reinsurance	\$439,170	\$452,955	\$474,129	\$555,539	\$379,970	\$571,972	\$684,489
Loan Repayment	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$125,000</u>	<u>\$375,000</u>
Total Expenditures	<u>\$3,943,759</u>	<u>\$5,264,059</u>	<u>\$4,722,450</u>	<u>\$4,750,909</u>	<u>\$2,849,994</u>	<u>\$4,695,799</u>	<u>\$5,732,463</u>
Ending Cash	<u><u>\$402,752</u></u>	<u><u>\$718,717</u></u>	<u><u>\$927,655</u></u>	<u><u>\$1,285,889</u></u>	<u><u>\$1,818,157</u></u>	<u><u>\$1,796,132</u></u>	<u><u>\$1,677,339</u></u>
Ending Cash % of Claims	<u><u>12.34%</u></u>	<u><u>15.70%</u></u>	<u><u>23.26%</u></u>	<u><u>33.11%</u></u>	<u><u>79.70%</u></u>	<u><u>48.54%</u></u>	<u><u>38.44%</u></u>
Taget Ending Cash			\$1,300,588			\$1,219,970	\$1,439,814

City of Clermont
Group Medical Insurance Rates
January 1, 2019

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Employees				
Employee				
-City Share	Bi-Weekly	\$449.47	\$8.38	\$457.85
-EE Share	Bi-Weekly	\$27.73	\$5.50	\$33.23
Total	Annual	\$12,407.24	\$360.78	\$12,768.02
-EE Tobacco Surcharge	Bi-Weekly	\$71.58	\$0.00	\$71.58
Spouse				
-City Share	Bi-Weekly	\$105.12	\$0.00	\$105.12
-EE Share	Bi-Weekly	\$129.70	\$9.53	\$139.23
Total	Annual	\$6,105.24	\$247.78	\$6,353.02
-EE Tobacco Surcharge	Bi-Weekly	\$35.22	\$0.00	\$35.22
Children				
-City Share	Bi-Weekly	\$91.83	\$0.00	\$91.83
-EE Share	Bi-Weekly	\$119.42	\$8.45	\$127.87
Total	Annual	\$5,492.60	\$219.70	\$5,712.30
-EE Tobacco Surcharge	Bi-Weekly	\$31.69	\$0.00	\$31.69
Family				
-City Share	Bi-Weekly	\$165.55	\$0.00	\$165.55
-EE Share	Bi-Weekly	\$185.43	\$18.71	\$204.14
Total	Annual	\$9,125.36	\$486.46	\$9,611.82
-EE Tobacco Surcharge	Bi-Weekly	\$52.65	\$0.00	\$52.65

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 1				
Retiree				
-City Share	Monthly	\$599.68	\$15.33	\$615.02
-Retiree Share	Monthly	\$434.25	\$14.73	\$448.99
Total	Annual	\$12,407.24	\$360.78	\$12,768.02
Spouse				
-City Share	Monthly	\$132.28	\$5.37	\$137.65
-Retiree Share	Monthly	\$376.49	\$15.28	\$391.77
Total	Annual	\$6,105.24	\$247.78	\$6,353.02
Children				
-City Share	Monthly	\$137.32	\$5.49	\$142.81
-Retiree Share	Monthly	\$320.40	\$12.82	\$333.22
Total	Annual	\$5,492.60	\$219.70	\$5,712.30
Family				
-City Share	Monthly	\$250.95	\$13.38	\$264.33
-Retiree Share	Monthly	\$509.50	\$27.16	\$536.66
Total	Annual	\$9,125.36	\$486.46	\$9,611.82
Base Plan - Retirees - Medicare Eligible - Tier 1				
Retiree				
-City Share	Monthly	\$365.81	\$15.33	\$381.14
-Retiree Share	Monthly	\$264.89	\$14.73	\$279.63
Total	Annual	\$7,568.42	\$360.78	\$7,929.20
Spouse				
-City Share	Monthly	\$80.69	\$5.37	\$86.06
-Retiree Share	Monthly	\$229.66	\$15.28	\$244.94
Total	Annual	\$3,724.19	\$247.78	\$3,971.97

Tier 1 retirees are employees who retired or entered the DROP prior to October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 2				
Retiree				
-City Share	Monthly	\$516.97	\$0.00	\$516.97
-Retiree Share	Monthly	\$516.97	\$30.07	\$547.03
Total	Annual	\$12,407.24	\$360.78	\$12,768.02
Spouse				
-City Share	Monthly	\$127.19	\$0.00	\$127.19
-Retiree Share	Monthly	\$381.58	\$20.65	\$402.23
Total	Annual	\$6,105.24	\$247.78	\$6,353.02
Children				
-City Share	Monthly	\$114.43	\$0.00	\$114.43
-Retiree Share	Monthly	\$343.29	\$18.31	\$361.60
Total	Annual	\$5,492.60	\$219.70	\$5,712.30
Family				
-City Share	Monthly	\$190.11	\$0.00	\$190.11
-Retiree Share	Monthly	\$570.34	\$40.54	\$610.87
Total	Annual	\$9,125.36	\$486.46	\$9,611.82

Base Plan - Retirees - Medicare Eligible - Tier 2

Retiree				
-City Share	Monthly	\$315.35	\$0.00	\$315.35
-Retiree Share	Monthly	\$315.35	\$30.07	\$345.42
Total	Annual	\$7,568.42	\$360.78	\$7,929.20
Spouse				
-City Share	Monthly	\$77.59	\$0.00	\$77.59
-Retiree Share	Monthly	\$232.76	\$20.65	\$253.41
Total	Annual	\$3,724.19	\$247.78	\$3,971.97

Tier 2 retirees are employees who had 20 or more years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 3				
Retiree				
-City Share	Monthly	\$310.18	\$0.00	\$310.18
-Retiree Share	Monthly	\$723.76	\$30.07	\$753.82
Total	Annual	\$12,407.24	\$360.78	\$12,768.02
Spouse				
-City Share	Monthly	\$76.32	\$0.00	\$76.32
-Retiree Share	Monthly	\$432.45	\$20.65	\$453.10
Total	Annual	\$6,105.24	\$247.78	\$6,353.02
Children				
-City Share	Monthly	\$68.66	\$0.00	\$68.66
-Retiree Share	Monthly	\$389.06	\$18.31	\$407.37
Total	Annual	\$5,492.60	\$219.70	\$5,712.30
Family				
-City Share	Monthly	\$114.07	\$0.00	\$114.07
-Retiree Share	Monthly	\$646.38	\$40.54	\$686.92
Total	Annual	\$9,125.36	\$486.46	\$9,611.82

Base Plan - Retirees - Medicare Eligible - Tier 3

Retiree				
-City Share	Monthly	\$189.21	\$0.00	\$189.21
-Retiree Share	Monthly	\$441.49	\$30.07	\$471.56
Total	Annual	\$7,568.42	\$360.78	\$7,929.20
Spouse				
-City Share	Monthly	\$46.55	\$0.00	\$46.55
-Retiree Share	Monthly	\$263.80	\$20.65	\$284.45
Total	Annual	\$3,724.19	\$247.78	\$3,971.97

Tier 3 retirees are employees who had at least 10 years, but less than 20 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 4				
Retiree				
-City Share	Monthly	\$103.39	\$0.00	\$103.39
-Retiree Share	Monthly	\$930.54	\$30.07	\$960.61
Total	Annual	\$12,407.24	\$360.78	\$12,768.02
Spouse				
-City Share	Monthly	\$25.44	\$0.00	\$25.44
-Retiree Share	Monthly	\$483.33	\$20.65	\$503.98
Total	Annual	\$6,105.24	\$247.78	\$6,353.02
Children				
-City Share	Monthly	\$22.89	\$0.00	\$22.89
-Retiree Share	Monthly	\$434.83	\$18.31	\$453.14
Total	Annual	\$5,492.60	\$219.70	\$5,712.30
Family				
-City Share	Monthly	\$38.02	\$0.00	\$38.02
-Retiree Share	Monthly	\$722.42	\$40.54	\$762.96
Total	Annual	\$9,125.36	\$486.46	\$9,611.82
Base Plan - Retirees - Medicare Eligible - Tier 4				
Retiree				
-City Share	Monthly	\$63.07	\$0.00	\$63.07
-Retiree Share	Monthly	\$567.63	\$30.07	\$597.70
Total	Annual	\$7,568.42	\$360.78	\$7,929.20
Spouse				
-City Share	Monthly	\$15.52	\$0.00	\$15.52
-Retiree Share	Monthly	\$294.83	\$20.65	\$315.48
Total	Annual	\$3,724.19	\$247.78	\$3,971.97

Tier 4 retirees are employees who had less than 10 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 5				
Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$1,033.94	\$30.07	\$1,064.00
Total	Annual	\$12,407.24	\$360.78	\$12,768.02
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$508.77	\$20.65	\$529.42
Total	Annual	\$6,105.24	\$247.78	\$6,353.02
Children				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$457.72	\$18.31	\$476.03
Total	Annual	\$5,492.60	\$219.70	\$5,712.30
Family				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$760.45	\$40.54	\$800.99
Total	Annual	\$9,125.36	\$486.46	\$9,611.82

Base Plan - Retirees - Medicare Eligible - Tier 5

Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$630.70	\$30.07	\$660.77
Total	Annual	\$7,568.42	\$360.78	\$7,929.20
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$310.35	\$20.65	\$331.00
Total	Annual	\$3,724.19	\$247.78	\$3,971.97

Tier 5 retirees are employees who were hired after February 26, 2013.

		<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Employees				
Employee				
-City Share	Bi-Weekly	\$337.11	\$8.38	\$345.48
-EE Share	Bi-Weekly	\$20.08	\$5.50	\$25.58
Total	Annual	\$9,286.87	\$360.78	\$9,647.65
-EE Tobacco Surcharge	Bi-Weekly	\$53.58	\$0.00	\$53.58
Spouse				
-City Share	Bi-Weekly	\$78.84	0	\$78.84
-EE Share	Bi-Weekly	\$64.86	\$9.53	\$74.39
Total	Annual	\$3,736.30	\$247.68	\$3,983.98
-EE Tobacco Surcharge	Bi-Weekly	\$21.56	\$0.00	\$21.56
Children				
-City Share	Bi-Weekly	\$68.87	0	\$68.87
-EE Share	Bi-Weekly	\$59.72	\$8.45	\$68.17
Total	Annual	\$3,343.40	\$219.65	\$3,563.05
-EE Tobacco Surcharge	Bi-Weekly	\$19.29		\$19.29
Family				
-City Share	Bi-Weekly	\$124.16	0	\$124.16
-EE Share	Bi-Weekly	\$92.72	\$18.71	\$111.43
Total	Annual	\$5,638.77	\$486.49	\$6,125.26
-EE Tobacco Surcharge	Bi-Weekly	\$32.53		\$32.53

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 1				
Retiree				
-City Share	Monthly	\$448.87	\$15.33	\$464.20
-Retiree Share	Monthly	\$325.04	\$14.73	\$339.77
Total	Annual	\$9,286.87	\$360.78	\$9,647.65
Spouse				
-City Share	Monthly	\$80.95	\$5.37	\$86.32
-Retiree Share	Monthly	\$230.41	\$15.28	\$245.69
Total	Annual	\$3,736.30	\$247.78	\$3,984.08
Children				
-City Share	Monthly	\$83.58	\$5.49	\$89.08
-Retiree Share	Monthly	\$195.03	\$12.82	\$207.85
Total	Annual	\$3,343.40	\$219.70	\$3,563.10
Family				
-City Share	Monthly	\$155.07	\$13.38	\$168.44
-Retiree Share	Monthly	\$314.83	\$27.16	\$341.99
Total	Annual	\$5,638.77	\$486.46	\$6,125.23

High Deductible Plan - Retirees - Medicare Eligible - Tier 1

Retiree				
-City Share	Monthly	\$273.81	\$15.33	\$289.14
-Retiree Share	Monthly	\$198.27	\$14.73	\$213.01
Total	Annual	\$5,664.99	\$360.78	\$6,025.77
Spouse				
-City Share	Monthly	\$49.38	\$5.37	\$54.75
-Retiree Share	Monthly	\$140.55	\$15.28	\$155.83
Total	Annual	\$2,279.14	\$247.78	\$2,526.92

Tier 1 retirees are employees who retired or entered the DROP prior to October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 2				
Retiree				
-City Share	Monthly	\$386.95	\$0.00	\$386.95
-Retiree Share	Monthly	\$386.95	\$30.07	\$417.02
Total	Annual	\$9,286.87	\$360.78	\$9,647.65
Spouse				
-City Share	Monthly	\$77.84	\$0.00	\$77.84
-Retiree Share	Monthly	\$233.52	\$20.65	\$254.17
Total	Annual	\$3,736.30	\$247.78	\$3,984.08
Children				
-City Share	Monthly	\$69.65	\$0.00	\$69.65
-Retiree Share	Monthly	\$208.96	\$18.31	\$227.27
Total	Annual	\$3,343.40	\$219.70	\$3,563.10
Family				
-City Share	Monthly	\$117.47	\$0.00	\$117.47
-Retiree Share	Monthly	\$352.42	\$40.54	\$392.96
Total	Annual	\$5,638.77	\$486.46	\$6,125.23

High Deductible Plan - Retirees - Medicare Eligible - Tier 2

Retiree				
-City Share	Monthly	\$236.04	\$0.00	\$236.04
-Retiree Share	Monthly	\$236.04	\$30.07	\$266.11
Total	Annual	\$5,664.99	\$360.78	\$6,025.77
Spouse				
-City Share	Monthly	\$47.48	\$0.00	\$47.48
-Retiree Share	Monthly	\$142.45	\$20.65	\$163.09
Total	Annual	\$2,279.14	\$247.78	\$2,526.92

Tier 2 retirees are employees who had 20 or more years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 3				
Retiree				
-City Share	Monthly	\$232.17	\$0.00	\$232.17
-Retiree Share	Monthly	\$541.73	\$30.07	\$571.80
Total	Annual	\$9,286.87	\$360.78	\$9,647.65
Spouse				
-City Share	Monthly	\$46.70	\$0.00	\$46.70
-Retiree Share	Monthly	\$264.65	\$20.65	\$285.30
Total	Annual	\$3,736.30	\$247.78	\$3,984.08
Children				
-City Share	Monthly	\$41.79	\$0.00	\$41.79
-Retiree Share	Monthly	\$236.82	\$18.31	\$255.13
Total	Annual	\$3,343.40	\$219.70	\$3,563.10
Family				
-City Share	Monthly	\$70.48	\$0.00	\$70.48
-Retiree Share	Monthly	\$399.41	\$40.54	\$439.95
Total	Annual	\$5,638.77	\$486.46	\$6,125.23

High Deductible Plan - Retirees - Medicare Eligible - Tier 3

Retiree				
-City Share	Monthly	\$141.62	\$0.00	\$141.62
-Retiree Share	Monthly	\$330.46	\$30.07	\$360.52
Total	Annual	\$5,664.99	\$360.78	\$6,025.77
Spouse				
-City Share	Monthly	\$28.49	\$0.00	\$28.49
-Retiree Share	Monthly	\$161.44	\$20.65	\$182.09
Total	Annual	\$2,279.14	\$247.78	\$2,526.92

Tier 3 retirees are employees who had at least 10 years, but less than 20 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 4				
Retiree				
-City Share	Monthly	\$77.39	\$0.00	\$77.39
-Retiree Share	Monthly	\$696.51	\$30.07	\$726.58
Total	Annual	\$9,286.87	\$360.78	\$9,647.65
Spouse				
-City Share	Monthly	\$15.57	\$0.00	\$15.57
-Retiree Share	Monthly	\$295.79	\$20.65	\$316.44
Total	Annual	\$3,736.30	\$247.78	\$3,984.08
Children				
-City Share	Monthly	\$13.93	\$0.00	\$13.93
-Retiree Share	Monthly	\$264.69	\$18.31	\$282.99
Total	Annual	\$3,343.40	\$219.70	\$3,563.10
Family				
-City Share	Monthly	\$23.49	\$0.00	\$23.49
-Retiree Share	Monthly	\$446.40	\$40.54	\$486.94
Total	Annual	\$5,638.77	\$486.46	\$6,125.23

High Deductible Plan - Retirees - Medicare Eligible - Tier 4

Retiree				
-City Share	Monthly	\$47.21	\$0.00	\$47.21
-Retiree Share	Monthly	\$424.87	\$30.07	\$454.94
Total	Annual	\$5,664.99	\$360.78	\$6,025.77
Spouse				
-City Share	Monthly	\$9.50	\$0.00	\$9.50
-Retiree Share	Monthly	\$180.43	\$20.65	\$201.08
Total	Annual	\$2,279.14	\$247.78	\$2,526.92

Tier 4 retirees are employees who had less than 10 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 5				
Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$773.91	\$30.07	\$803.97
Total	Annual	\$9,286.87	\$360.78	\$9,647.65
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$311.36	\$20.65	\$332.01
Total	Annual	\$3,736.30	\$247.78	\$3,984.08
Children				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$278.62	\$18.31	\$296.92
Total	Annual	\$3,343.40	\$219.70	\$3,563.10
Family				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$469.90	\$40.54	\$510.44
Total	Annual	\$5,638.77	\$486.46	\$6,125.23

High Deductible Plan - Retirees - Medicare Eligible - Tier 5

Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$472.08	\$30.07	\$502.15
Total	Annual	\$5,664.99	\$360.78	\$6,025.77
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$189.93	\$20.65	\$210.58
Total	Annual	\$2,279.14	\$247.78	\$2,526.92

Tier 5 retirees are employees who were hired after February 26, 2013.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, October 9, 2018	
Agenda Item Name	
Ordinance No. 2018-27 <i>Final</i> <i>Density Bonus Affordable Housing</i>	
Requested Action	
Recommend adoption of Ordinance 2018-27.	
Staff Report	
This is a staff initiated Future Land Use text amendment to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private market place. The proposed text amendment is to allow a higher density through a density bonus program for a specific number of affordable housing units to be included in the overall project. The Commercial and Master Planned Development Future Land Use Category were the primary land use categories that would benefit directly with affordable housing locations in the City. The goal is to have housing stock close to employment areas, public transportation opportunities, walkable communities and from working, shopping, and entertainment venues. The most recent workforce housing project, the Woodwinds Apartment Community, offers housing for workforce employees at a rate that is affordable, based upon a slotted index of their income. The housing project has received great interest and high demand since affordable units in the Clermont area are lacking in number. Some of the recent apartment communities and residential developers have asked about higher density in exchange for affordable housing units added to the overall project. This practice is known as inclusionary housing. Inclusionary housing means that each residential development will include a set-aside, or portion of housing units that are designated as affordable. The number of bonus units will be pro-rated to the number of units offered for a specific income level. The income levels will be extremely low income households, low income households, or moderate income households of the Clermont's Area Median Income (AMI). The 2016 US Census Data for Clermont's AMI is \$56,037. Extremely low income would be up to 50% of the AMI (\$28,018), low income up to 80% of the AMI (\$44,830), and moderate income would be up to 100% of the AMI (\$56,037). Land Development Regulations would address the affordable housing bonus density in greater detail and the requirements of the program. This proposed text amendment provides the framework for the consideration to allow an increase in density, if certain criteria is met, in the Commercial and Master Planned Development Future Land Use Category. The proposed text amendment would provide an increase from 12 units per acre up to 25 units per acre in the Commercial and Master Planned Development Future Land Use Category. The following existing Comprehensive Plan Objective and Policies from Chapter III in the Housing Element support the proposed text amendment. Objective 1.2: <u>Affordable Housing</u>. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households.	

Policy 1.2.1: The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income CITY OF CLERMONT COMPREHENSIVE PLAN HOUSING Ordinance #621-M Adopted June 23, 2009 III-2 households are explored and implemented through involvement in federal, state and local housing programs.

Policy 1.2.2: The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

Policy 1.2.4: The City shall add regulations in the Land Development Code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

Policy 1.2.8: The City's Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space.

Comments from several State agencies were received and are included in the packet. No objections were indicated, however concerns were expressed with traffic and school capacity. Each proposed project will be evaluated on a case by case basis to identify any deficiencies and offer mitigation strategies.

The evidence provided in the existing Housing Element of the Comprehensive Plan and the growing need for affordable housing in our community supports the requested text amendment. The text amendment sets the stage for future affordable housing opportunities that are currently non-existent due to high development costs and housing density limited to 12 units per acre. Staff recommends adoption of the text amendment to change the density of Commercial and Master Planned Development Future Land Use Categories to encourage affordable housing opportunities in the City of Clermont. *The Planning and Zoning Commission recommended unanimous approval, 7-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | Ord 2018-27 FLU Text Change Density | Ord 2018-27 FLU Text Change Density.pdf |
| 2. | State agency responses | State agency responses.pdf |
| 3. | Exhibit A - Future Land Use Element 2018 Affordable Housing Addition | Exhibit A - Future Land Use Element 2018 Affordable Housing Addition.docx |
| 4. | Legal Ad Proof 2018-27 | Legal Ad Proof 2018-27.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO AMEND THE MAXIMUM DENSITY FOR THE COMMERCIAL AND MASTER PLANNED DEVELOPMENT FUTURE LAND USE CATEGORIES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statutes 163.3187; and

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

WHEREAS, the City Council of the City of Clermont held public hearings on the proposed amendments to the plan in light of written comments, proposals and objections from the general public;

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, Florida that:

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Element is hereby amended as shown in Exhibit A.



CITY OF CLERMONT
ORDINANCE NO. 2018-27

SECTION 2.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 3.

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

SECTION 4.

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



CITY OF CLERMONT
ORDINANCE NO. 2018-27

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of October, 2018.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

August 27, 2018

Mr. John Kruse, AICP, Senior Planner
City of Clermont Development Services
685 W. Montrose Street
Clermont, Florida 34711

Dear Mr. Kruse:

Thank you for submitting the City of Clermont's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Clermont 18-2ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **September 26, 2018**.

If you have any questions please contact Anita Franklin, Plan Processor at (850) 717-8486 or Kelly Corvin, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8503.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/af

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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201 West Burleigh Boulevard • Tavares • FL 32778-2496
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Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Sandy Gamble
District 5
Stephanie Luke

September 10, 2018

via email

Mr. John Kruse, Senior Planner
City of Clermont Development Services
685 West Montrose Street
Clermont, Florida 34711

**RE: Proposed Comprehensive Plan Amendment – Affordable Housing Density Bonus
Ordinance 2018-027**

Dear Mr. Kruse:

District staff has reviewed the proposed text amendment which would allow increased density for residential projects that include affordable housing units. The text amendment could result in increased density within the City of Clermont. However, the amendment information provided did not include sufficient data for the district to determine the impact of the increased density to the school system.

School concurrency review is required for proposed new residential development. Additionally, for already approved developments proposing an increase in residential density, the increased (additional) units are subject to school concurrency review. Therefore, each proposed project would be evaluated on a case by case basis.

Please be aware that currently there is a deficit of school capacity in south Lake County. Consequently proportionate share mitigation may be required of future residential projects at the time of school concurrency review.

Thank you for the opportunity to review and comment. If you have questions please do not hesitate to contact me at 352-253-6694.

Sincerely,

Helen LaValley
Growth Planning Dept.

C: Kelly Randall, Growth Planning Coordinator



Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard
DeLand, Florida 32720

MIKE DEW
SECRETARY

September 11, 2018

John Kruse, AICP
Senior Planner, City of Clermont
685 W. Montrose Street
Clermont, FL 34711

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: CITY OF CLERMONT
DEO #: 18-2ESR

Dear Mr. Kruse,

The Department of Transportation has completed its review of the subject Proposed Comprehensive Plan Amendment as requested in your transmittal letter dated August 20, 2018.

We appreciate the opportunity to participate in this review process and we offer our technical assistance with this letter. The proposed text amendments increasing the maximum densities subject to affordable and mixed income standards for the Master Planned Community and Commercial FLUs have the potential to result in adverse impacts to the State Highway System (SHS) and the Strategic Intermodal System (SIS). The Department offers its technical assistance in the attached letter.

Please note hard copies are not required for future amendments. Future transmittals and adopted amendments should be submitted electronically to CompPlans.D5@dot.state.fl.us.

If you have any questions, you may contact Steve Shams at 386-943-5421 or by e-mail at Steve.Shams@dot.state.fl.us.

Sincerely,


Judy Pizzo, MSURP
Planning & Corridor Development Project Manager

Attachment

C: Robert Chandler IV, Lake County
Fred Milch, ECFRPC
Carol Scott, FDOT

Jennifer Carver, FDOT
Sherry Spiers, FDEO
D. Ray Eubanks, FDEO

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Clermont
DEO Amendment #: 18-2ESR
Date Amendment Received FDOT: 08/28/2018
Review Comments Deadline: 09/27/2018
Today's Date: 09/11/2018

GENERAL BACKGROUND INFORMATION

The City of Clermont has submitted the proposed Clermont 18-2ESR large scale Comprehensive Plan for text amendments to encourage affordable and mixed income housing. The Staff Report indicates the "proposed text amendment is to allow higher density through a density bonus program for a specific number of affordable housing units to be included in the overall project."

TEXT AMENDMENTS

Elements: Future Land Use
Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed text amendments provide for an increase in density from 12 dwelling units per acre up to 25 dwelling units per acre in the Master Planned Development and Commercial Future Land Use (FLU) designations. The increased density is only allowed "through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District." The standards proposed for Section 122, Division 16 of the City of Clermont Land Development Code was not included in the transmittal package.

City staff confirmed during a phone conversation both the Master Planned Community and Commercial FLUs allow for development of one hundred percent of the residential density and the non-residential floor area ratio (FAR). Therefore, the proposed amendments increase the development potential of properties within the City designated as Master Planned Community or Commercial.

These two FLUs total approximately 4,441 acres throughout the City, and located adjacent to SR 50, SR 25/US 27, and SR 91/Florida's Turnpike (see attached Future Land Use Map). Most of the Commercial FLU properties are small in size and developed. The Master Planned Developments are generally developed and/or approved for specific development programs. Even though many of the affected parcels are already developed, the proposed amendment allows for potential redevelopment of these sites. Therefore, the State Facilities adjacent to the affected areas have been analyzed. These State roadway segments are shown in Table 1, with years 2018, 2028, and 2040 projected volumes.

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5, Planning & Corridor Development/PLEMO	Reviewed by:	Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc.
Telephone:	386-943-5421		407-839-4006
Fax:	386-943-5713		407-839-4008
E-mail:	Steve.Shams@dot.state.fl.us		tjohnson@vhb.com
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-2ESR\Proposed\Clermont_Proposed_18-2ESR_Review.docx		

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Clermont
DEO Amendment #: 18-2ESR
Date Amendment Received FDOT: 08/28/2018
Review Comments Deadline: 09/27/2018
Today's Date: 09/11/2018

Table 1: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 25/ US 27	Lake Louisa Rd to Hartwood Marsh Rd	Y	D	62,900	24,300	Y	62,900	28,700	Y	62,900	36,700	Y
	Hartwood Marsh Rd to Johns Lake Rd/Roper Blvd	Y	D	62,900	35,600	Y	62,900	40,400	Y	62,900	48,000	Y
	Johns Lake Rd/Roper Blvd to Brogeon Dr	Y	D	62,900	35,000	Y	62,900	38,700	Y	62,900	43,500	Y
	Brogeon Dr to SR 50	Y	D	41,790	40,700	Y	41,790	45,400	N	41,790	52,200	N
	SR 50 to Citrus Tower Blvd/ Grand Hwy	Y	D	41,790	31,400	Y	41,790	34,900	Y	41,790	39,800	Y
	Citrus Tower Blvd/Grand Hwy to Washington St/ Galena Ave	Y	D	41,790	38,700	Y	41,790	44,000	N	41,790	52,700	N
SR 50	CR 565A North to CR 561/ 12th St	Y	D	41,790	27,900	Y	41,790	32,900	Y	41,790	41,900	N
	CR 561/12th St to 8th St	Y	D	39,800	35,100	Y	39,800	40,300	N	39,800	49,000	N
	8th St to East Ave	Y	D	39,800	41,200	N	39,800	50,000	N	39,800	54,800	N
	East Ave to Disston Ave	Y	D	39,800	33,600	Y	39,800	39,100	Y	39,800	46,300	N
	Disston Ave to SR 25/US 27	Y	D	62,900	41,900	Y	62,900	48,700	Y	62,900	60,800	Y
	SR 25/US 27 to Sky Top View Way	Y	D	62,900	50,000	Y	62,900	56,700	Y	62,900	67,300	N
	Sky Top View Way to Hancock Rd	Y	D	62,900	58,900	Y	62,900	67,700	N	62,900	82,700	N
	Hancock Rd to Orange County Line	Y	D	62,900	62,	Y	62,900	72,600	N	62,900	90,300	N
	Lake County Line to FL Turnpike/SR 91	Y	D	59,900	50,200	Y	59,900	59,900	N	59,900	78,300	N
SR 91/ Turnpike	Orange County Line to N of SR 19	Y	D	74,400	50,700	Y	74,400	67,600	Y	74,400	104,600	N

Source: FDOT District Five 2016 LOS_ALL Report Update

FDOT Contact: Steve Shams, MURP
In-house Consultant
FDOT District 5, Planning & Corridor Development/PLEMO
Telephone: 386-943-5421
Fax: 386-943-5713
E-mail: Steve.Shams@dot.state.fl.us
File: H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-2ESR\Proposed\Clermont_Proposed_18-2ESR_Review.docx

Reviewed by: Tyler K. Johnson, AICP
Vanasse Hangen Brustlin, Inc.
407-839-4006
407-839-4008
tjohnson@vhb.com

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Clermont
DEO Amendment #: 18-2ESR
Date Amendment Received FDOT: 08/28/2018
Review Comments Deadline: 09/27/2018
Today's Date: 09/11/2018

Technical Assistance:

There is a segment of SR 50 from 8th Street to East Avenue is currently exceeding LOS standards. Seven segments of State Facilities adjacent to the parcels affected by the proposed amendment are projected to exceed LOS standards through the year 2028. A total of eleven segments are projected to exceed LOS standards through the year 2040. Even though there is not a proposed development associated with the text amendment, due to the potential for redevelopment and the location along State Facilities projected to exceed LOS standards, the Department recommends the City of Clermont continue to monitor impacts to State Facilities through traffic impact analyses and coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities as development in the taking advantage of the density bonus proposed in the text amendments is proposed.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (State Coordinated Review Process Section 163.3184(4), Florida Statutes).

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5, Planning & Corridor Development/PLEMO	Reviewed by:	Tyler K. Johnson, AICP
Telephone:	386-943-5421		Vanasse Hangen Brustlin, Inc.
Fax:	386-943-5713		407-839-4006
E-mail:	Steve.Shams@dot.state.fl.us		407-839-4008
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-2ESR\Proposed\Clermont_Proposed_18-2ESR_Review.docx		

John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Friday, September 21, 2018 1:53 PM
To: John E. Kruse
Cc: DCPexternalagencycomments
Subject: City of Clermont proposed comprehensive plan amendment 18-2ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 18-2ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment.

As a reminder, the District approved the 2015 Central Florida Water Initiative Regional Water Supply Plan (CFWI RWSP) in November 2015. The District has previously contacted the City in 2016 and 2017 regarding the need to update their Water Supply Facilities Work Plan (Work Plan) within 18 months (i.e., by May 2017) of governing board approval of the CFWI RWSP. The District is also providing this email as a reminder about the requirement to adopt an updated Work Plan and related comprehensive plan amendment. To find more information about the CFWI RWSP please visit cfwiwater.com.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

September 25, 2018

The Honorable Gail L. Ash
Mayor, City of Clermont
685 West Montrose Street
Clermont, Florida 34711

Dear Mayor Ash:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Clermont (Amendment No. 18-2ESR) received on August 27, 2018. The review was completed under the expedited state review process. **We have no comment on the proposed amendment.**

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

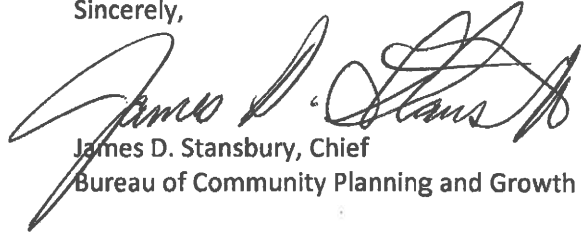
Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Gail L. Ash
September 25, 2018
Page 2 of 2

If you have any questions concerning this review, please contact Mark Yelland, Planning Analyst, by telephone at (850) 717-8517 or by email at mark.yelland@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/my

Enclosure: Procedures for Adoption

cc: Curt Henschel, Acting Development Services Director, City of Clermont
John Kruse, AICP, Senior Planner, Development Services, City of Clermont
Hugh W. Harling, Jr., Executive Director, East Central Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended February 28, 2017
Amended October 9, 2018

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CHAPTER I
FUTURE LAND USE

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

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

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.1.2: The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

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

Objective 1.2: Future Land Use Map Series. The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 1.2.2: The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Lake County emergency management plan.

Policy 1.2.3: The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will be allowed only if it is consistent with the FLUM and the zoning district.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 – 25 units per acre/0.25 FAR
Downtown Mixed-Use	12-40 units per acre/3.0 FAR
Commercial	12 – 25 units per acre/0.25 FAR
Industrial	1.0 FAR

Objective 1.3: Conservation Land Use Category. The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.

Policy 1.3.1: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

Policy 1.3.2: Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.

Policy 1.3.3: If it is impractical to designate the area containing conservation resources as conservation land use due to size, location or other factors, the City shall have the option of obtaining a conservation easement from the property owners to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as conservation land use on the FLUM.

Policy 1.3.4: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

Objective 1.4: Parks Land Use Category. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.

Policy 1.4.1: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).

Policy 1.4.2: Not all parks and recreational facilities are required to be shown as parks on the FLUM. Park and recreation uses shall be allowed in other categories as support uses.

Objective 1.5: Public Facilities/Institutional Land Use Category. The public facilities/institutional category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels meeting threshold sizes established herein.

Policy 1.5.1: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.

Policy 1.5.2: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.3: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.4: The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Objective 1.6: Residential Land Use Categories. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public

utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.6.2: Medium-Density Residential. Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments.

Policy 1.6.3: High-Density Residential. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.6.4: Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for high-density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.
- Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, except in the Downtown Mixed Use Category, which may allow a bonus density of up to 40 units per acre through a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. The maximum density for residential uses shall be 12 units per acre in the Master Planned Development Use Category except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre in the Residential/Office Category shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.3: Downtown Mixed-Use. The downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. Based on current land use trends, the City estimates that the mix of uses will be 70 percent office and commercial uses and 30 percent residential, public facilities/institutional and recreation uses. The maximum intensity for office, commercial and institutional uses shall be 3.0 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.7.5: Performance standards for mixed-use developments shall include, but are not limited to, the following:

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.
- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

Objective 1.8: Office Land Use Category. The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.8.1: Residential uses are not allowed in the office category.

Policy 1.8.2: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.9: Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.9.1: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.9.3: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.

Policy 1.9.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Policy 1.10.3: The maximum intensity of industrial development shall be limited to 1.0 FAR.

Objective 1.11: Smart Growth Principles. New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.

Policy 1.11.1: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

Policy 1.11.2: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 1.11.3: New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Policy 1.11.4: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Objective 1.12: Public Facilities and Services. Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

Policy 1.12.1: The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines, Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City’s transportation concurrency management system.

Policy 1.12.2: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient

capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

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

Policy 1.12.5: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

Policy 1.12.6: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Policy 1.12.7: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.

Policy 1.12.8: Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

Policy 1.12.9: Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Objective 1.13: Natural Resources. Natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, F.S., and limitations on use consistent with the degree of protection required.

Policy 1.13.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;

- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

Policy 1.13.2: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

Policy 1.13.3: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

Policy 1.13.4: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.

Policy 1.13.5: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.13.6: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.

Policy 1.13.7: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.

Policy 1.13.8: The City shall ensure the preservation of natural communities and listed animal species habitat through land acquisition of natural areas and open space.

Objective 1.14: Historic Resources. Important historic and archaeological resources of the City of Clermont shall be protected through identification, classification and regulation of development consistent with the degree of protection required for the resource.

Policy 1.14.1: The City, through its adopted historic preservation ordinance, will protect significant historic, cultural and archaeological resources.

Policy 1.14.2: The City shall identify and inventory sites of historical significance.

Policy 1.14.3: The City's land development regulations shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.14.4: Historic resources and their environments shall be considered for inclusion in public acquisition programs for appropriate passive recreation and for open space and conservation.

Policy 1.14.5: If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall determine the extent and nature of the site and report such findings to the state by a master site file application. The City shall mitigate any impacts to the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 1.14.6: The City shall negotiate with landowners prior to the development review process, to avoid disturbance of known historical and pre-historic sites.

Policy 1.14.7: The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Clermont.

Objective 1.15: Redevelopment and Renewal of Blighted Areas. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.15.1: The City shall continue to implement the recommendations for the Clermont community redevelopment area.

Policy 1.15.2: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time-frames identified in the element.

Policy 1.15.3: The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

Objective 1.16: Plan Implementation. The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

Policy 1.16.1: Proposed residential developments shall be required to meet state subdivision requirements and the City's land development regulations with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

Policy 1.16.2: Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

Policy 1.16.3: It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements; and
- minimum open space requirements for master-planned developments.

Policy 1.16.4: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 1.16.5: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Policy 1.16.6: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 1.16.7: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Policy 1.16.8: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.

- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

Policy 1.16.9: The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

Policy 1.16.10: Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

Advertising Receipt

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: 10078801
Phone: (352) 241-7331
Date: 07/17/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
CITY OF CLERMONT NOTICE OF PROPOSED AMENDMENT TO COMPREHEI	07/28/2018	09/11/2018	\$220.24

**CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2018-27**

The City of Clermont will hold public hearings on Tuesday, August 7, 2018 at 6:30 pm before the Planning and Zoning Commission and on Tuesday, August 14, 2018 at 6:30 pm before the City Council (transmittal hearings), and on Tuesday, September 25, 2018 at 6:30 pm before the City Council (final adoption hearing) to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

Ordinance #2018-27:
An ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan for the City of Clermont, Florida, pursuant to the local government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting a text amendment to the Future Land Use Element of the Comprehensive Plan to amend the maximum density for the Commercial and Master Planned Development future land use categories; setting forth the authority for adoption of the Comprehensive Plan Amendment; setting forth the purpose and intent of the Comprehensive Plan Amendment; establishing the legal status of the Comprehensive Plan Amendment; providing for severability, conflict and an effective date.

The public hearings will be in the Council chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (first floor, City

Hall) between 8 am and 5 pm. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearing.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10078801
July 28, 2018 &
September 11, 2018

Payment Info	
Ad Price	\$220.24
Tax	\$0.00
Sub Total	\$220.24
Prepaid Amount	\$0.00
Balance Due	\$220.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date							
Tuesday, October 9, 2018							
Agenda Item Name							
Ordinance No. 2018-30 <i>Final</i> <i>Density Affordable Housing</i>							
Requested Action							
Recommend approval of Ordinance No. 2018-30.							
Staff Report							
Description of the Request: Amend the Land Development Code to review development standards for obtaining a density bonus to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private marketplace. Background and Discussion: According to the National Low Income Housing Coalitions annual report, the Orlando MSA, of which Clermont is in part, currently ties for second worst in the country for available affordable housing, offering only 17 available and affordable units per 100 renters. This year, Florida's minimum wage increased 15 cents to \$8.25 an hour, which based on a 40-hour week, the annual income would be \$17,160 before taxes, which is well below the federal poverty level of \$24,250 for a multi-family household. The predominant employment characteristic of Clermont, is hospitality and retail, whose average wage is minimum wage. To this end, many of the large employers in Clermont are sizable in nature, though offering part-time employment as the bevy of positions offered. A 2016 study from the Harvard Joint Center for Housing found that 45 percent of renters in the Orlando MSA are renters with a median income of \$35,000. The average rent in Clermont is: <table border="1"><tr><td>1-bedroom</td><td>\$1,100</td></tr><tr><td>2 bedroom</td><td>\$1,600</td></tr><tr><td>3 bedroom</td><td>\$1,800</td></tr></table> The rent affordable to a minimum wage earner is only \$421.00 per month. According to the National Low Income Housing Coalitions report, a worker earning minimum wage of \$8.25 per hour must work 86 hours per week to afford a one-bedroom in the Orlando MSA area. Further reported is 44% of area residents are "cost-burdened" which means they pay more than 30% of income toward housing costs. Federal and state housing subsidies alone do not provide the flexibility to increase the inventory of affordable housing in Clermont. Across the United States, many local jurisdictions have passed ordinances requiring inclusionary housing. Inclusionary housing means that each residential development must include a set-aside, or portion of housing units that are designated as affordable. In the case of the City of Winter Park, the jurisdiction also charges a linkage fee to non-residential developments to address the demand for affordable housing created by jobs expected to be located		1-bedroom	\$1,100	2 bedroom	\$1,600	3 bedroom	\$1,800
1-bedroom	\$1,100						
2 bedroom	\$1,600						
3 bedroom	\$1,800						

in the city. In Florida, the cities of Tallahassee, Key West, Jupiter, Orlando, and St. Petersburg have inclusionary housing ordinances. The City of Winter Park has a linkage fee.

Florida statutes provide justification for inclusionary zoning in Section 166.04151, which states:

Affordable Housing. - Notwithstanding any other provision of law, a municipality may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.

Intent

The proposed amendment will provide an opportunity for greater availability of affordable housing inventory through a density bonus and set-aside of floating units.

Specifically, this amendment proposes to:

- Allow for an increase in density along the Hooks Street Corridor, most proximate to major employment hubs and transit access. The increase in density would amend the current 12 du-acre and allow for a density bonus up to 20 du-acre with set aside of floating units for affordable housing.
- Allows for an increase in density along future annexed parcels within the Wellness Way area, excluding those properties fronting Hartwood Marsh. These properties are most proximate to future employment hubs and area of transit with access into the Orange County and Four Corners area. The increase in density would amend the current 12 du-acre and allow for a density bonus up to 25 du-acre with set asides of floating units for affordable housing.

Consistency with State Statutes

- Florida statutes provide justification for inclusionary zoning in Section 166.04151, which states:
 - o ***Affordable Housing.*** - Notwithstanding any other provision of law, a municipality may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances

Consistency with Comprehensive Plan

Objective 1.2: Affordable Housing. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households.

Policy 1.2.1: The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income CITY OF CLERMONT COMPREHENSIVE PLAN HOUSING Ordinance #621-M Adopted June 23, 2009 III-2 households are explored and implemented through involvement in federal, state and local housing programs.

Policy 1.2.2: The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

Policy 1.2.4: The City shall add regulations in the Land Development Code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

Policy 1.2.8: The City’s Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space

Implementation

The table below identifies the typical elements of an inclusionary housing ordinance and the proposed amendments to the City of Clermont Land Development Code. The complete proposed code amendment is attached.

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 du/units per acre.
Density Bonus	Current city code allows for up to 12 du/acre the density bonus for affordable housing would be any density greater than 12 du/acre: Hooks Street Corridor Up to 20 du/Acre provided the developer shall set aside one (1) of the following: 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10%) of the bonus units for low income. 3) 15 (15%) of the bonus units for moderate income households 4) Another set-aside mixed deemed acceptable by the City Council Wellness Way Area (excluding properties on Hartwood Marsh Rd) Up to 25 du/acre provided the developers shall set aside one (1) of the following: 1) Option to set aside, Five (5 %) of the bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units for low income. 3) Option to set aside, 15 (15%) of the bonus units for moderate income households 4) Option to set aside, another set-aside mixed deemed acceptable by the City Council
Definition of Affordable Units	Affordable is defined that the monthly housing

	costs must not exceed 30% of the household income. Unit affordability must be certified by the Economic Development and Development Services Department.
Target Household Income Levels	Moderate income (up to 100% of area median income AMI) AMI- Area Median Income Low income up to 80% AMI Extremely Low income up to 50% AMI Area Median Income: \$56,037 source 2016 U.S. Census Data
Length of Affordability	Perpetuity
Quality of Units	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market rate residents.
Management of Units	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City.
Quality of Construction Materials for the Density Bonus	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required.

An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Department. Annual verification of leased units as part of the density bonus is required from the date originally certified.

The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the Economic Development and Development Services Department.

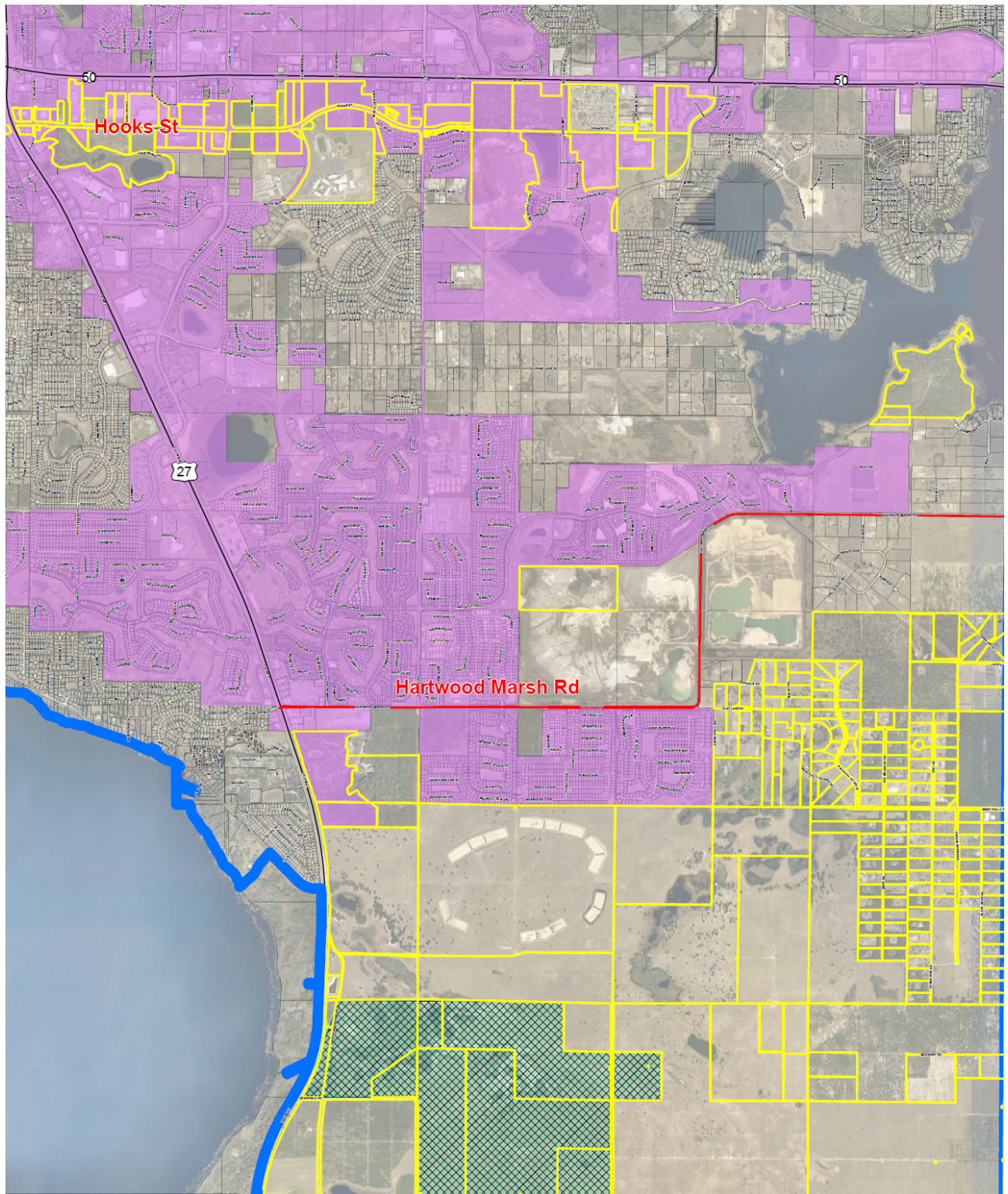
Projects may not pay a contribution in lieu of to attain a density bonus.

The Planning and Zoning Commission recommended unanimous approval, 7-0.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Density Bonus Map	Density Bonus Map.docx
2.	2018-30 Affordable Housing Bonus Density Ord	2018-30 Affordable Housing Bonus Density Ord Oct 9 2018.doc
3.	ORDINANCE NO. 2018-30 July Legal Ad	ORDINANCE NO. 2018-30 July Legal Ad.pdf
4.	ORDINANCE NO. 2018-30 Sept Legal Ad	ORDINANCE NO. 2018-30 Sept Legal Ad.pdf

Exhibit: In yellow areas considered for density bonus





CITY OF CLERMONT
ORDINANCE NO. 2018-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-358 AFFORDABLE HOUSING DENSITY BONUS, UNDER CHAPTER 122 ZONING; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR THE DENSITY BONUS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on August 7, 2018 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to add Section 122-358, Affordable Housing Density Bonus, of the City of Clermont's Code of Ordinances;

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

SECTION 1.

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

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

Section 122-358 Affordable Housing Density Bonus

(a) It is the intent of the City to provide an opportunity for greater availability of affordable housing inventory through a density bonus and set-aside of floating units.

(b) Sites for affordable housing shall be located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and Public parks, recreation areas, and/or open space.

(c) Criteria for affordable housing density bonus in consideration of projects.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 dwelling units per acre.
Density Bonus	Current city code allows for up to 12 dwelling units per acre the density bonus for affordable housing would be any density greater than 12 dwelling units per acre: Hooks Street Corridor Up to 20 dwelling units per acre provided the developer shall set aside one (1) of the following: 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10%) of the bonus units for low income. 3) 15 (15%) of the bonus units for moderate income households 4) Another set-aside mixed deemed acceptable by the City Council Wellness Way Area (excluding properties on Hartwood Marsh Road) Up to 25 dwelling units per acre provided the developers shall set aside one (1) of the following: 1) Option to set aside, Five (5 %) of the bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units for low income. 3) Option to set aside, 15 (15%) of the bonus units for moderate income households 4) Option to set aside, another set-aside mixed deemed acceptable by the City Council
Definition of Affordable Units	Affordable is defined that the monthly housing costs must not exceed 30% of the household income. Unit affordability must be certified by the Economic Development and Development Services Department.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

Target Household Income Levels	Moderate income (up to 100% of area median income Area Median Income) Low income up to 80% Area Median Income Extremely Low income up to 50% Area Median Income Area Median Income: \$56,037 source 2016 U.S. Census Data
Length of Affordability	Perpetuity
Quality of Units	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market rate residents.
Management of Units	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City.
Quality of Construction Materials for the Density Bonus	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required.

(d) An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Department.

(e) Annual verification of leased units as part of the density bonus is required from the date originally certified.

(f) The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the Economic Development and Development Services Department.



CITY OF CLERMONT
ORDINANCE NO. 2018-30

- (g) Projects may not pay a contribution in lieu of to attain a density bonus.

SECTION 4.

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

SECTION 5.

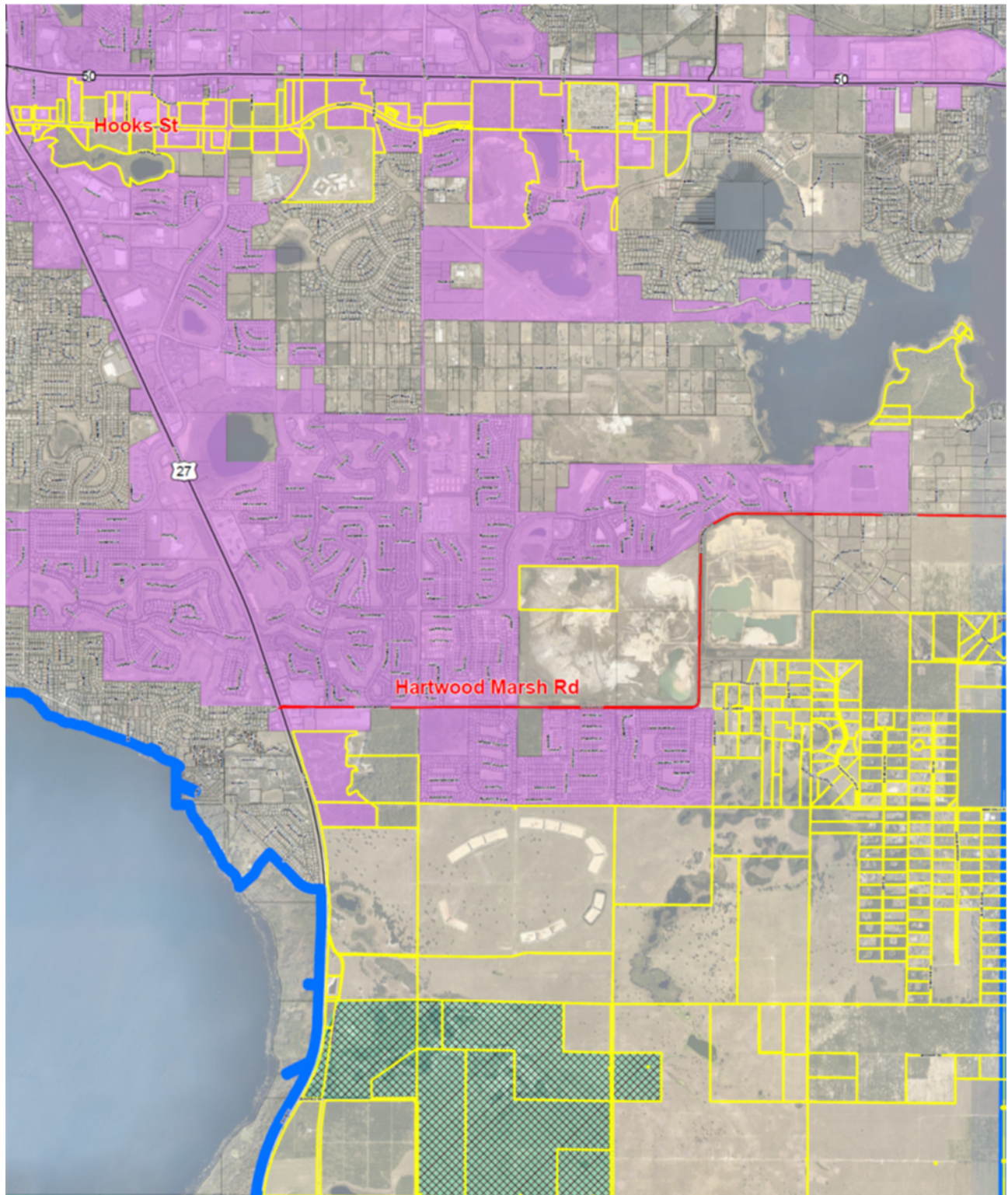
The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6.

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

CITY OF CLERMONT
ORDINANCE NO. 2018-30

Exhibit: Possible Affordable Housing Density Bonus Areas highlighted in yellow





CITY OF CLERMONT
ORDINANCE NO. 2018-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of October, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10079096
Phone: (352) 241-7331
Date: 07/25/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	07/31/2018	07/31/2018	\$120.33

LEGAL NOTICE

office, (352) 241-7331, at least 48
hours prior to the public hearings.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10079096
July 31, 2018

ORDINANCE NO. 2018-30

AN ORDINANCE OF THE CODE OF
ORDINANCES OF THE CITY COUNCIL
OF THE CITY OF CLERMONT, LAKE
COUNTY, FLORIDA, AMENDING THE
CODE OF ORDINANCES, CHAPTER
122 ZONING; ADDING SECTION
122-358 AFFORDABLE HOUSING
DENSITY BONUS; PROVIDING FOR
CODIFICATION; SEVERABILITY; EF-
FECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by
the Planning & Zoning Commission
on Tuesday, August 7, 2018 at 6:30
P.M.

A public meeting to consider the ordi-
nance will be held before the City
Council on Tuesday, September 25,
2018 at 6:30 p.m. for final enact-
ment.

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

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

Please be advised that, under State
law, if you should decide to appeal a
decision made with respect to this
matter, you will need a record of the
proceedings, and may need to ensure
that a verbatim record is made. Per-
sons with disabilities who need assis-
tance should contact the City Clerk's

Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33

Daily Commercial

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PO Box 490007
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CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10079097
Phone: (352) 241-7331
Date: 07/25/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	09/11/2018	09/11/2018	\$120.33

LEGAL NOTICE

office, (352) 241-7331, at least 48
hours prior to the public hearings.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10079097
September 11, 2018

ORDINANCE NO. 2018-30

AN ORDINANCE OF THE CODE OF
ORDINANCES OF THE CITY COUNCIL
OF THE CITY OF CLERMONT, LAKE
COUNTY, FLORIDA, AMENDING THE
CODE OF ORDINANCES, CHAPTER
122 ZONING; ADDING SECTION
122-358 AFFORDABLE HOUSING
DENSITY BONUS; PROVIDING FOR
CODIFICATION; SEVERABILITY; EF-
FECTIVE DATE; AND PUBLICATION.

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the Planning & Zoning Commission
on Tuesday, August 7, 2018 at 6:30
P.M.

A public meeting to consider the ordi-
nance will be held before the City
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2018 at 6:30 p.m. for final enact-
ment.

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

This ordinance is available for public
inspection in the office of the City
Clerk, 685 W. Montrose Street, Mon-
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Please be advised that, under State
law, if you should decide to appeal a
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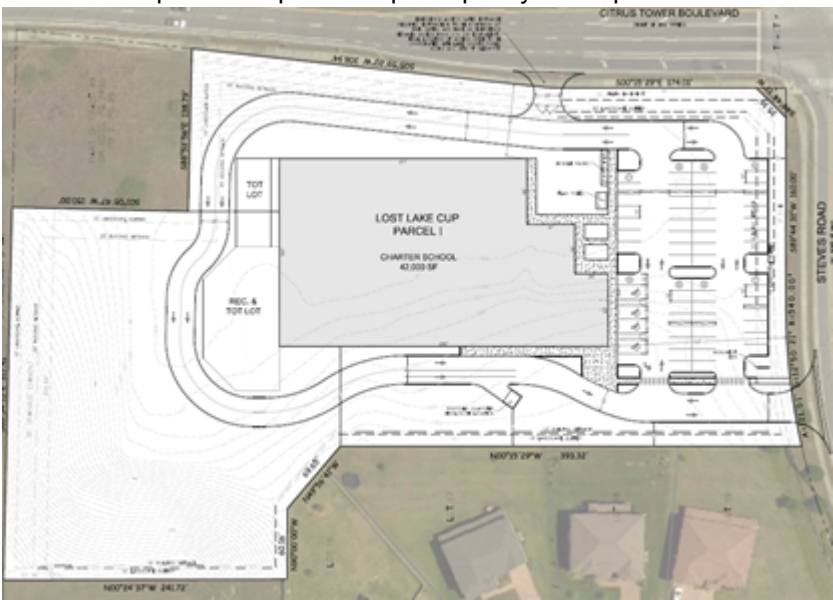
Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, October 9, 2018	
Agenda Item Name	
Resolution No. 2018-27R <i>Citrus Tower Charter School</i>	
Requested Action	
Recommend denial of Resolution No. 2018-27R.	
Staff Report	
The applicant, Summit Construction Management Group, is requesting a Conditional Use Permit (CUP) to construct a K-8 charter school on 5.04 +/- acres located at the northwest corner of Steves Road and Citrus Tower Boulevard. The property is currently vacant and part of the Lost Lake DRI, identified as Parcel "I". Parcel I in the Master Plan Development (Resolution No. 2010-24) can only be used for worship and daycare. In addition to worship uses the parcel can also include daycare and primary educational uses associated with the church; however, daycare and educational uses shall be subject to a conditional use approval by the City. The applicant has applied for a conditional use permit for a standalone charter school without a worship component on Parcel "I". The applicant is proposing a single-story building, up to 42,000 square feet. The maximum school capacity will be up to 700 students, grades K-8. Based upon the latest conceptual site plan, the site will have one access point from Steves Road and an emergency only access point from Citrus Tower Boulevard. The school does not provide any transportation and it will be parent drop-off and pick-up only. This portion of Steves Road is a two-lane collector road. 	
The school's hours of operation will be from 6:00 am till 6:00 pm. Drop-off generally spans from 6:30 am till 8:00 am. For pickup, each parent is given a pick-up window of time for their children based upon grade level and release time. Kindergarten-2nd grade is released and picked-up first, followed by 3rd to 5th grade and finally 6th to 8th grade is released. Each drop-off/pickup window is separated by 30 minutes to minimize traffic on the road. The school will not be operated	

year round and will follow the traditional public school schedule. The school will offer an afterschool program until 6 pm for working parents. The applicant has indicated that the facility will not be leased out on the weekend for other organizations or uses, such as a church. The initial enrollment will be approximately 400 students with the addition of an upper grade level progressing yearly until the 700 student capacity is reached. The site can accommodate up to 116 vehicles in the stacking area with 62 parking spaces. The applicant has indicated a school resource officer will be provided by the operator.

The applicant's traffic consultant, in the submitted traffic impact analysis, identified the addition of a westbound ingress right-turn lane and monitoring the current eastbound left-turn lane on Steves Road. To assist with operational issues at the school driveway, a traffic officer may aid with exiting lefts from the school in the morning, if the need arises. A less desirable option would be to temporarily close off the exiting left turn lane from the school in the morning and direct all exiting traffic westbound on Steves Road. The school resource officer will not direct traffic in the streets. An off-duty sheriff would be hired to perform this function.

The Lake Sumter MPO indicated several areas of concern with the traffic resulting from the proposed charter school. These concerns focused on the traffic condition in the area with the existing schools and citizens' concerns, stacking analysis may be too low onsite, and that the traffic counts should be conducted when school is in session in September 2018 to get an accurate idea of the impacts.

Staff has identified three schools within ½ a mile of the site and two additional schools within 1 mile of the site. The three schools within ½ a mile, East Ridge High School, East Ridge Middle School, and Real Life Christian Academy have a total enrollment up to 4,200 students (East Ridge High School: 2400, East Ridge Middle School: 1100, and Real Life Christian Academy: 700). The two additional schools, Family Christian Center School (600 students) and Lost Lake Elementary School (1000 students) add another 1600 students for a total of 5800 students that are being transported within a mile of the proposed charter school site.

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 charter school at the requested location: 1) traffic from the charter school will cause the existing transportation network to be severely impacted, and 2) the location of the child drop-off and pickup is approximately fifty feet from the adjacent residential properties, which may pose a compatibility issue with the existing residential use, especially noise and lights during drop-off and pickup.

Therefore, staff recommends denial of the request for a Conditional Use Permit for a charter school. *The Planning and Zoning Commission recommended denial, 5-1.*

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RES 2018-16R Citrus Tower Charter School	RES 2018-16R Citrus Tower Charter School.docx	
2. Citrus Tower Charter Maps	Citrus Tower Charter Maps.pdf	
3. Directional Photos Citrus Tower Charter School	Directional Photos Citrus Tower Charter School.pdf	
4. Site Plan	CUP-01 Rev 6-26-18.pdf	

5.	School Landscape Plan	L1.0-LANDSCAPE LAN.pdf
6.	Northern Landscape Plan	L1.01-LANDSCAPE PLAN.pdf
7.	LSMPO Comments_Citrus Tower Charter School TIA _8-16-2018	LSMPO Comments_Citrus Tower Charter School TIA _8-16-2018.pdf
8.	Applicant Response to MPO Comments August 21 2018	Applicant Response to MPO Comments August 21 2018.pdf
9.	LSMPO Comments_Citrus Tower Charter School TIA Methodology_6-4-2018	LSMPO Comments_Citrus Tower Charter School TIA Methodology_6-4-2018.pdf
10.	Applicant Response to traffic August 7 2018	Applicant Response to traffic August 7 2018.pdf
11.	Change in student number to 700	Change in student number to 700.pdf
12.	CUP Date Request and modification	CUP Date Request and modification.pdf
13.	Application	SCH355 Clermont CUP Application- Summit signature.pdf
14.	Legal Ad Proof	Legal Ad Proof.pdf
15.	Oct 9 Legal Ad	Oct 9 Legal Ad.pdf
16.	FW_ Approve Clermont site for proposed charter school (2)	FW_ Approve Clermont site for proposed charter school (2).pdf
17.	FW_ Approve Clermont site for proposed charter school	FW_ Approve Clermont site for proposed charter school.pdf
18.	FW_ Approve Clermont site for proposed charter school (2)	FW_ Approve Clermont site for proposed charter school (2).pdf
19.	FW_ Approve Clermont site for proposed charter school (3)	FW_ Approve Clermont site for proposed charter school (3).pdf
20.	FW_ Approve Clermont site for proposed charter school (4)	FW_ Approve Clermont site for proposed charter school (4).pdf
21.	FW_ Approve Clermont site for proposed charter school	FW_ Approve Clermont site for proposed charter school.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-27R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A K-8 CHARTER SCHOOL IN THE LOST LAKE DRI PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held September 4, 2018 recommended denial of this Conditional Use Permit to allow for a K-8 Charter School, at the following location:

LOCATION:

Northwest corner of Citrus Tower Blvd. and Steves Road
Vacant land (5.04 +/- acres)
Alternate Key 3846870

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 K-8 charter school in the Planned Unit Development Zoning District, the subject parcel, Parcel I, is part of the Lost Lake DRI 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 Conditional Use Permit to allow a K-8 charter school in the Planned Unit Development Zoning District, the subject parcel, Parcel I, is part of the Lost Lake DRI Master Plan, be granted subject to the following conditions:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit (CUP) 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. The property shall be developed in substantial accordance with the conceptual site plan prepared by Kimley-Horn, revision date of 06/26/18. Formal construction plans, incorporating all conditions stated in this CUP shall be submitted for review and approved



CITY OF CLERMONT
RESOLUTION NO. 2018-27R

by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The conceptual site plans submitted with the CUP application are not the approved construction plans.

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 Manager within 90 days of its date of grant by the City Council or the permit shall become null and void.
8. 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.
9. A Traffic Study must be completed and approved by the City of Clermont, Lake-Sumter Metropolitan Planning Organization (MPO), and Lake County, in compliance with Transportation Concurrency, and the Transportation Concurrency Management System (TCMS). If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
10. The owner shall submit an annual report to the City of Clermont, no later than February 15 of each year, on the monitoring of the intersection of Steves Road at Citrus Tower Boulevard. The results of the monitoring will be to see if the eastbound left turn causes the Level of Service (LOS) of the intersection to deteriorate below acceptable standards. If it is determined additional traffic improvements are warranted, the developer will make adjustments in school operations to reduce eastbound left turns at the intersection to an acceptable LOS during peak hours or assist in the improvements through their proportional share. This annual report shall conclude five years after the school is in operation or upon reaching full enrollment, whichever comes last.
11. The City Police Department may determine that control of traffic movements is required for safety on Steves Road, and upon notification, the school shall be responsible to provide such service, independent of the City Police. Off-duty officers may be utilized.



CITY OF CLERMONT
RESOLUTION NO. 2018-27R

12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the CUP for further review and additional conditions. The public address (PA) system shall be modified to reduce or eliminate the outside noise levels to those acceptable per code.
13. Trash dumpster collections shall not start before 7:00 A.M or occur after 7 P.M.
14. Sidewalks shall be required along all public road frontages in accordance with City codes.
15. A full-time school resource officer, paid by the operator of the school, shall be provided. The City shall not be responsible for providing an officer or occur any cost related to providing school security at the site.

Section 2 – Land Use

1. The property is approved for use as a charter school facility with a maximum 700 students (K-8). High School grades (9-12) shall not be allowed. The property may also be used for a worship site, as indicated in Resolution No. 2010-24.
2. The building shall not exceed 45,000 square feet and shall conform to the City's Architectural Standards.
3. The landscape buffer along the western property line adjacent to the single-family residential lots shall have an enhanced landscape buffer. The enhanced landscape buffer, at a minimum, shall consist of 30% more plantings and a six-foot high vinyl fencing to match the existing conditions. Other landscape buffers shall also be adhered to as applicable.
4. The building shall be constructed in a manner that closely resembles the architectural style and elevation as presented in Sheet Number A-200, Elevations, prepared by LAI Design Associates, LLC, dated 04/25/2018.
5. Child afterschool extracurricular activities shall not be allowed past 6:30 P.M. without approval by the City Council.
6. The hours of operation shall be Monday through Friday, 6:00 A.M. until 6:30 P.M. No school activities shall occur on the weekend.



CITY OF CLERMONT
RESOLUTION NO. 2018-27R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of October, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Citrus Tower Charter School

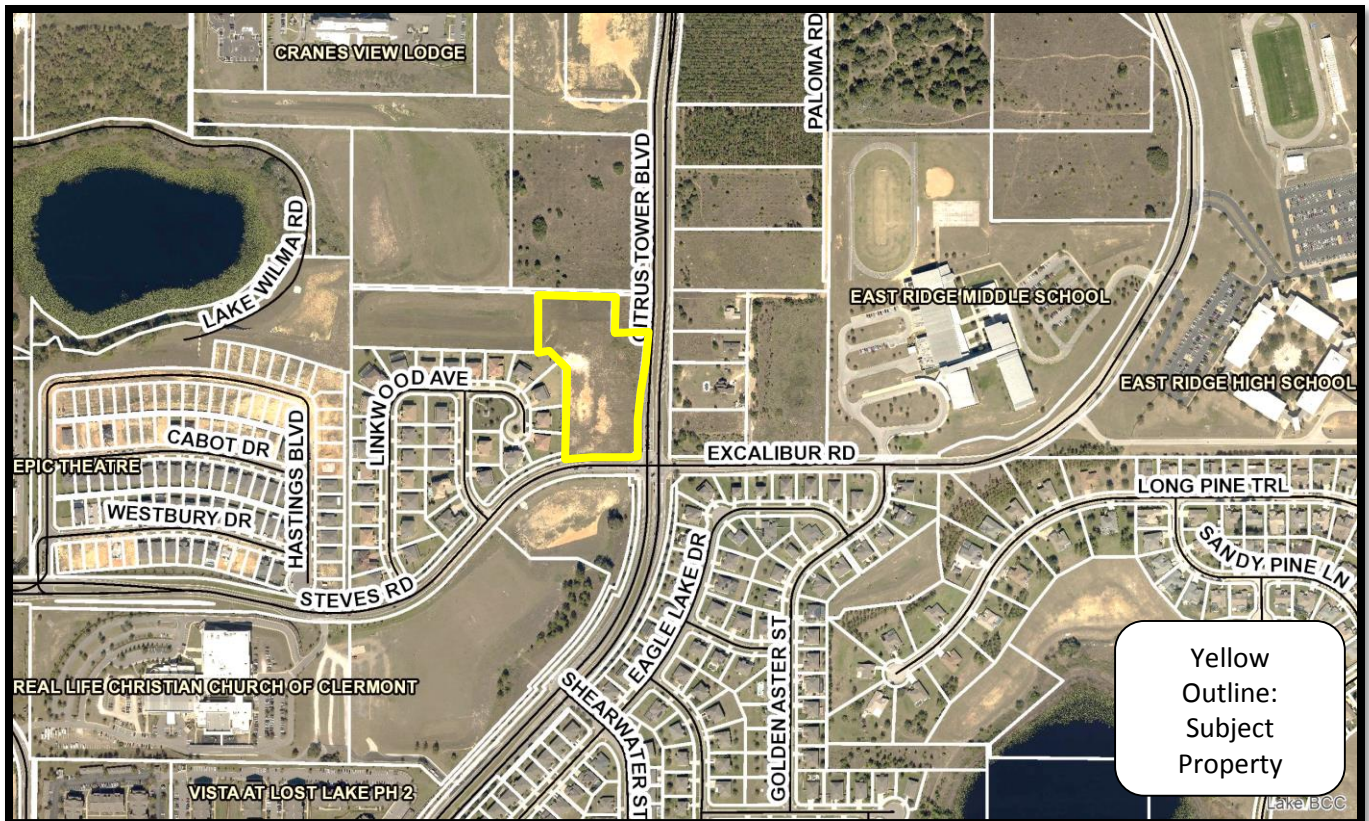
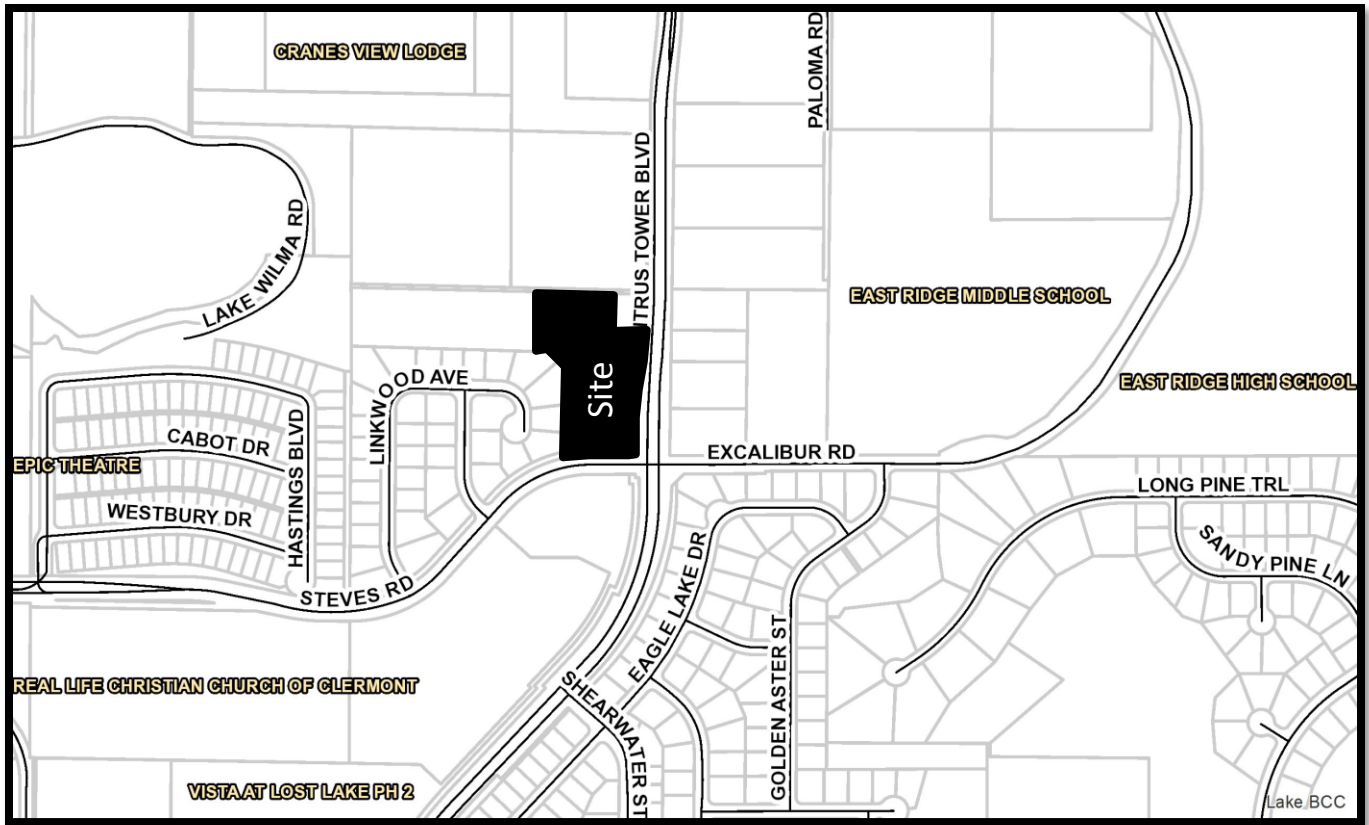


Exhibit – Future Land Use & Zoning Map – Citrus Tower Charter School

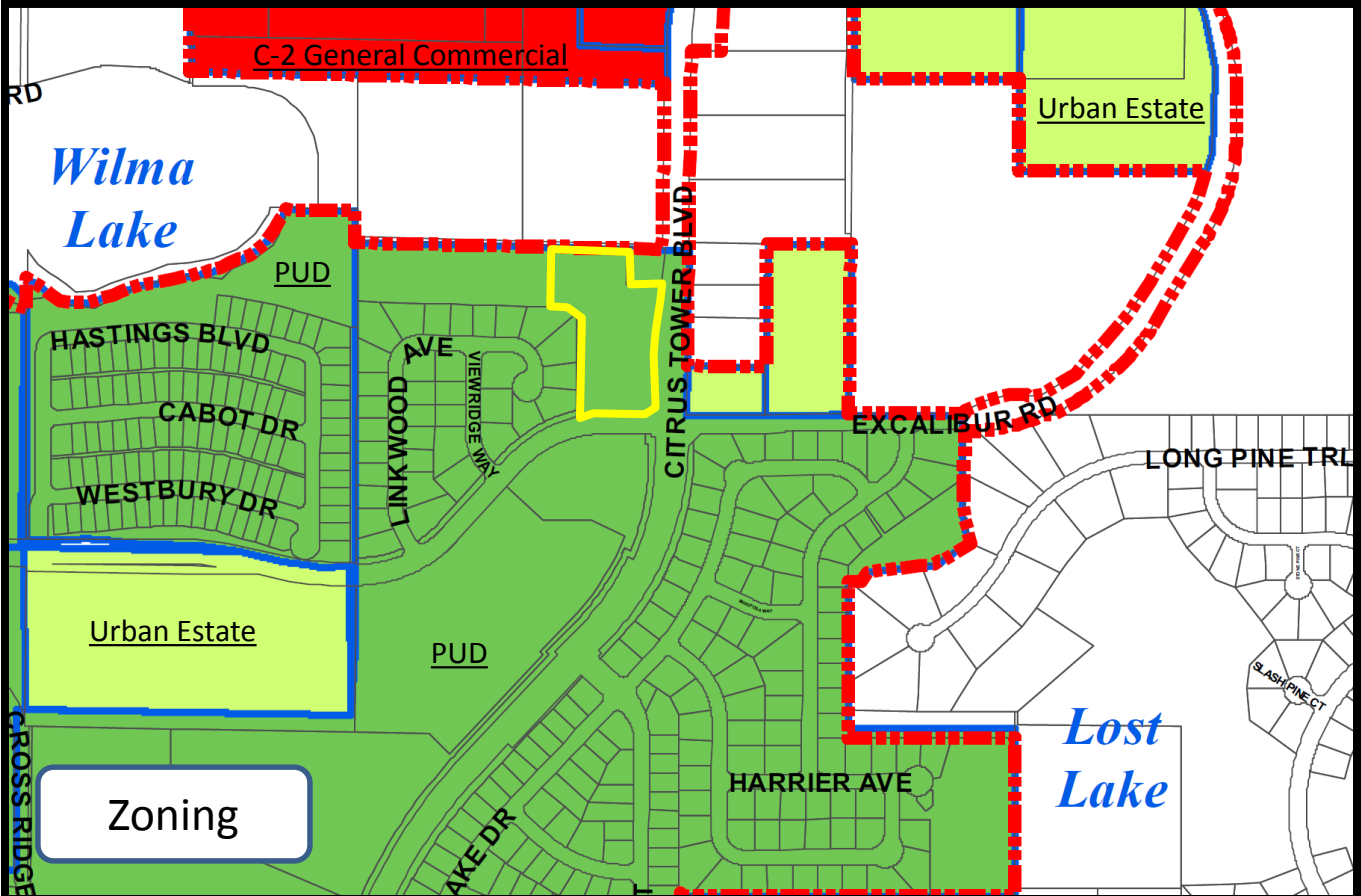
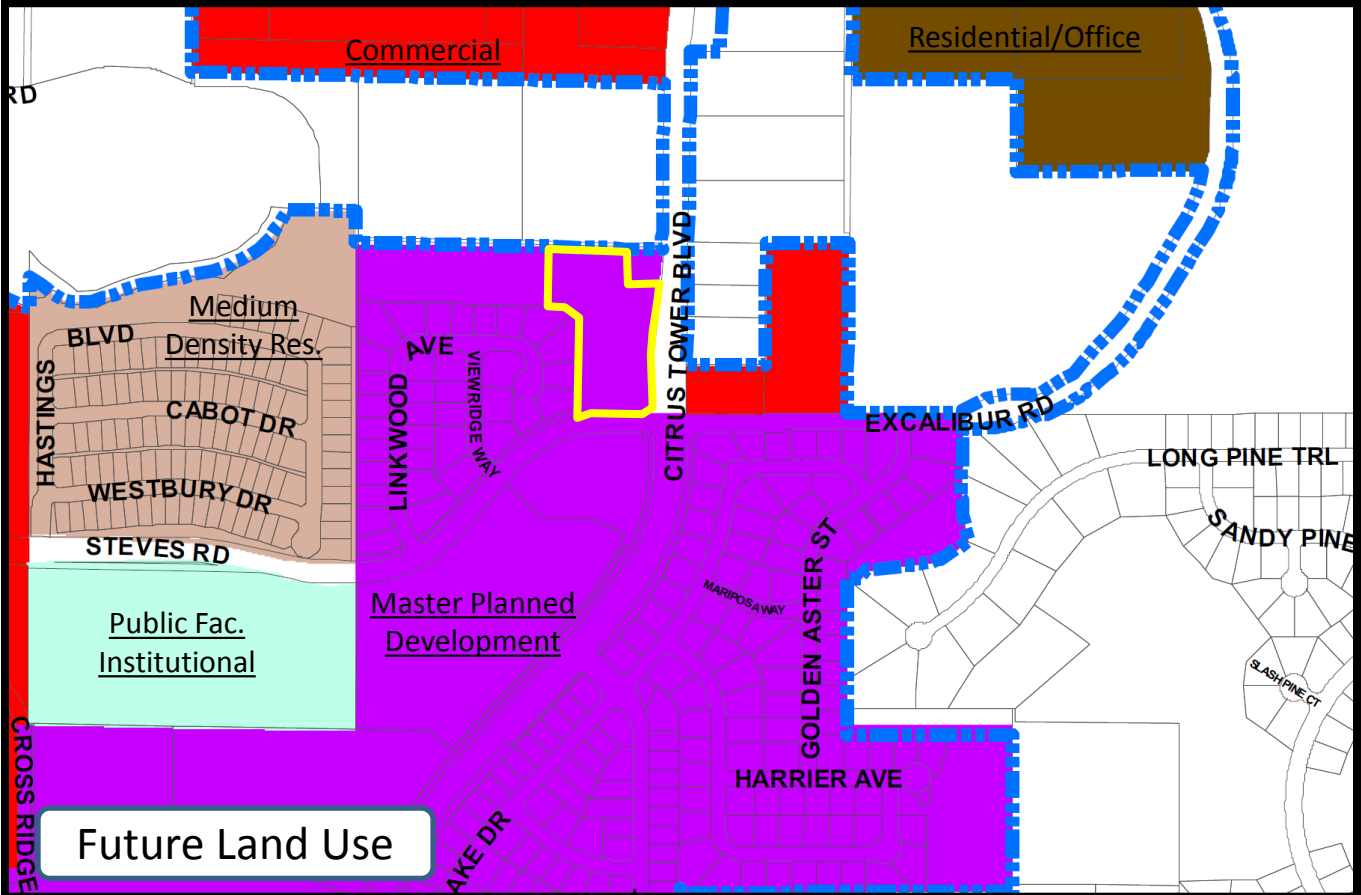
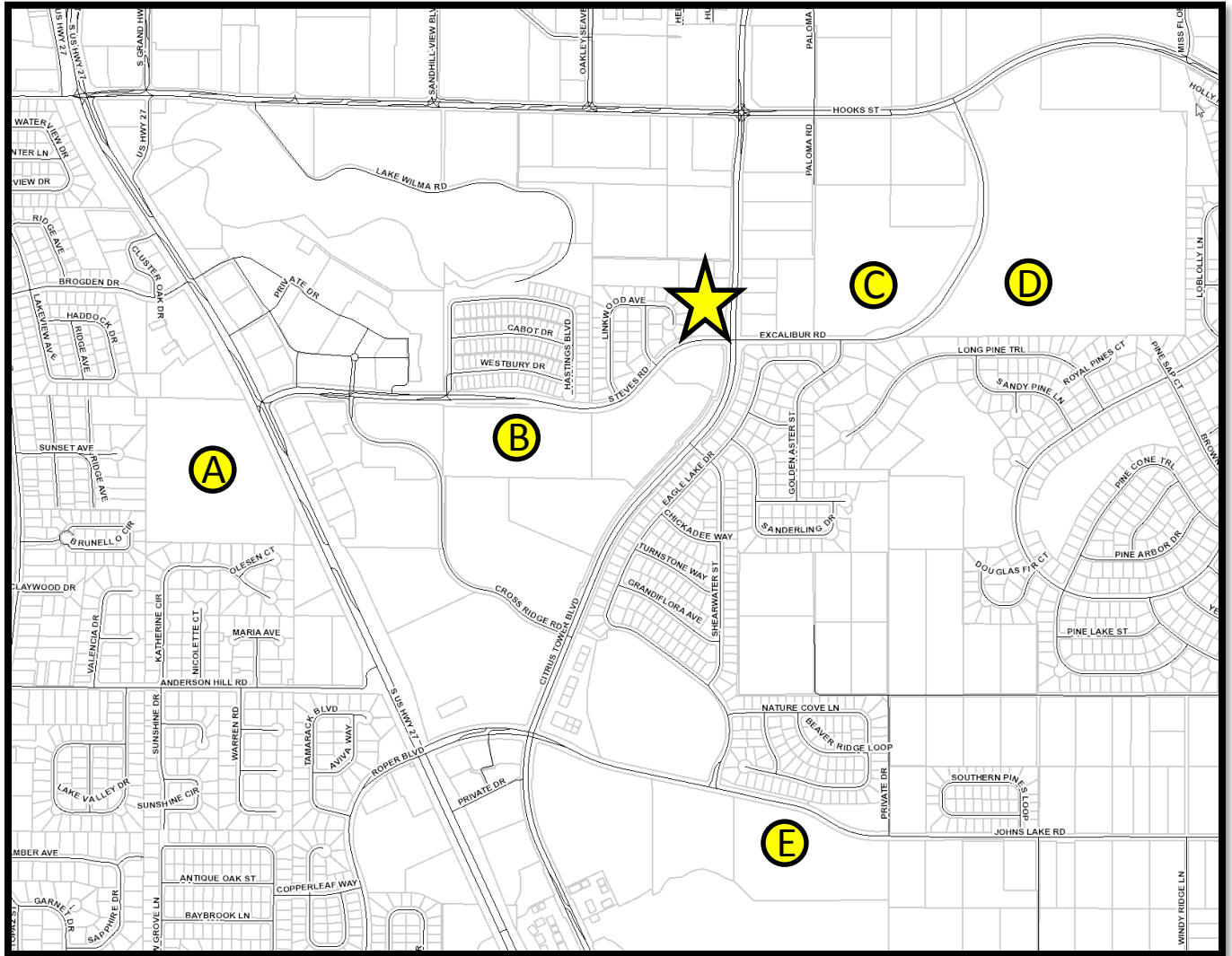


Exhibit – Site & Current School Locations– Citrus Tower Charter School



Proposed Charter School Location

Location	School	Capacity
A	Family Christian Center (K-12)	600
B	Real Life Christian Academy (K-12)	700
C	East Ridge Middle School	1100
D	East Ridge High School	2400
E	Lost Lake Elementary	1000

Citrus Tower Charter School

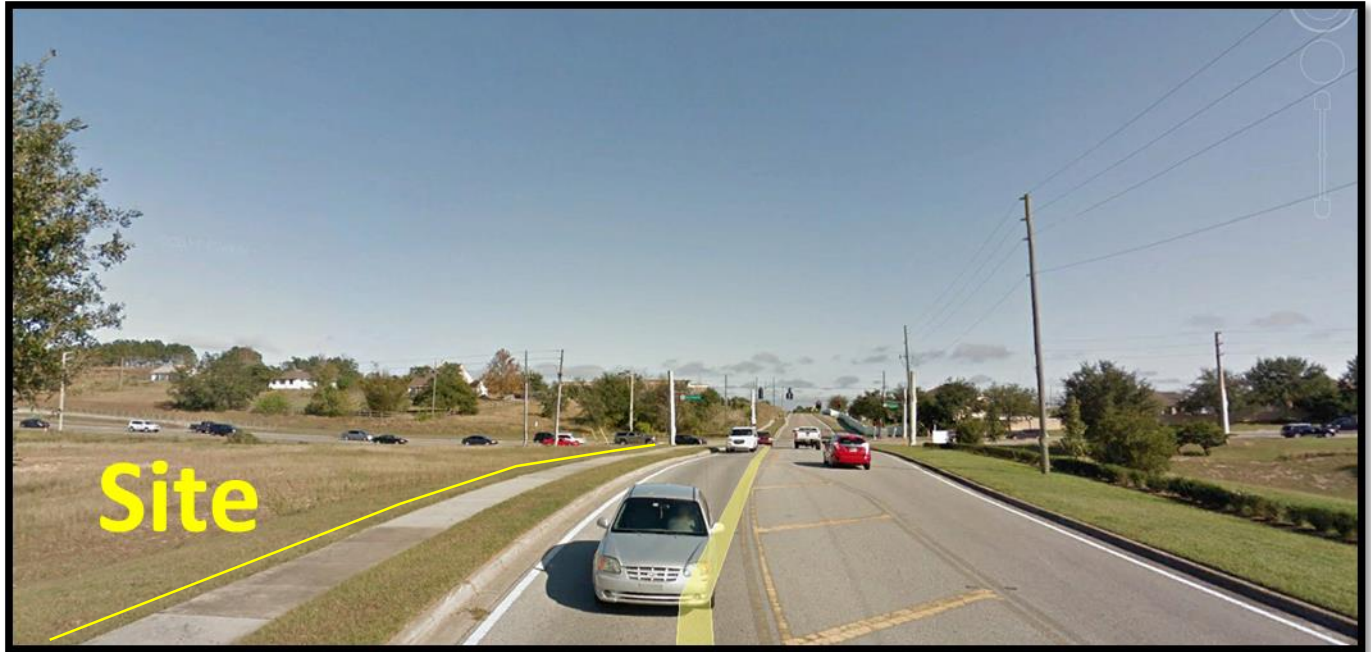


North from Steves Road & Citrus Tower Road

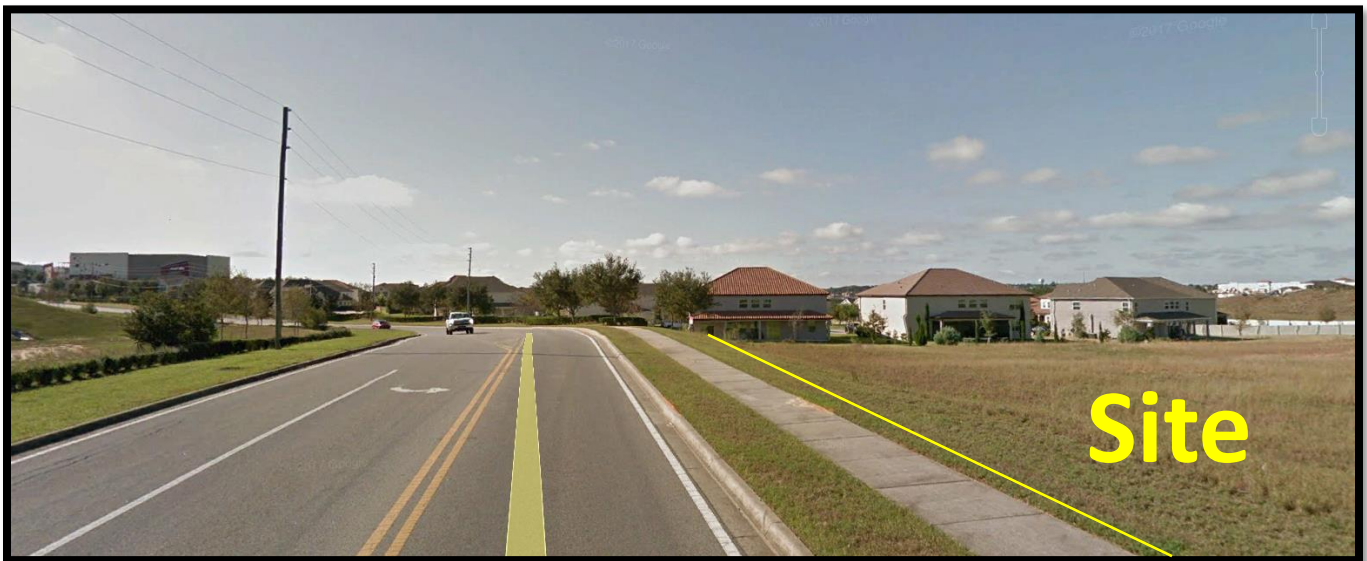


South from Citrus Tower Road & Steves Road

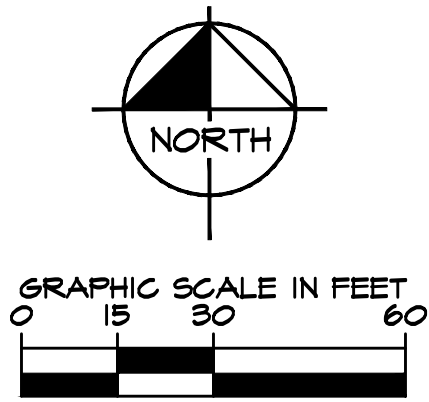
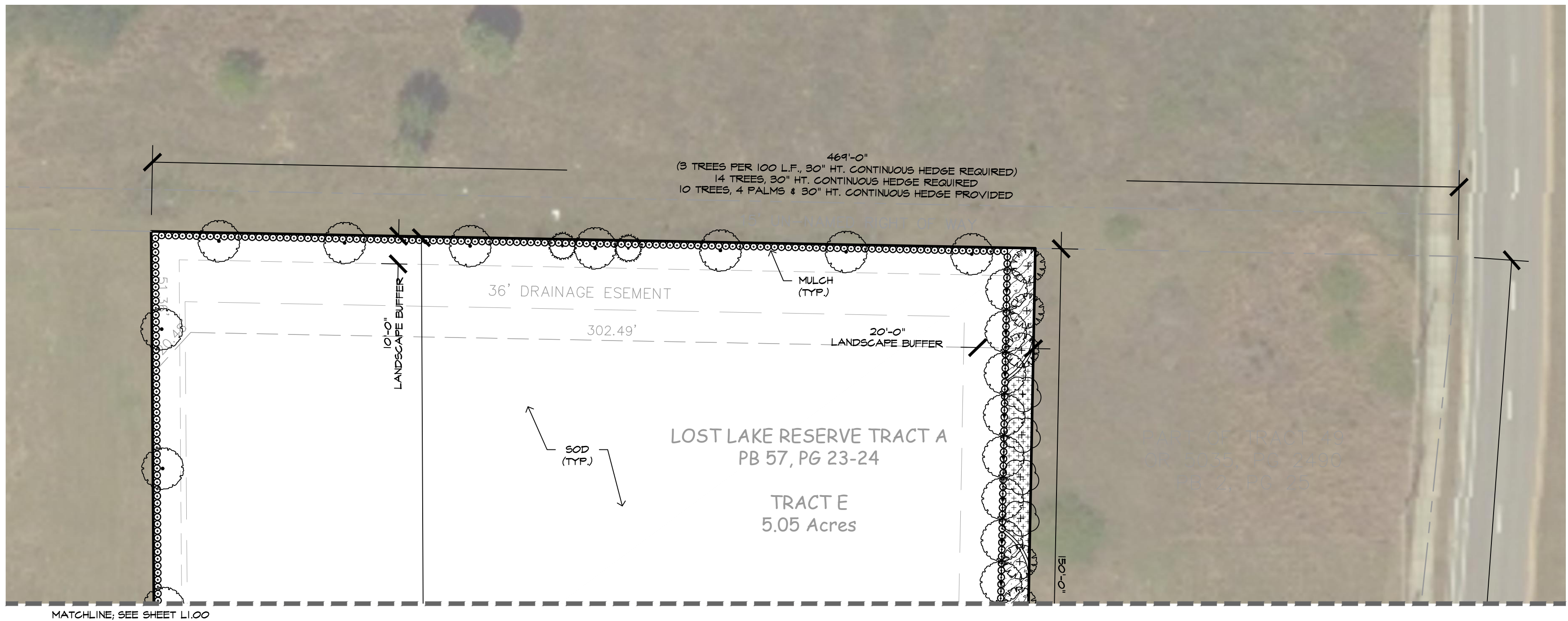
Citrus Tower Charter School



East along Steves Road



West along Steves Road



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	AF	6	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE	F6	3' CAL MIN	14' HT., 6' SPR.
	EL	27	ELAEAGARBUS DECIPiens 'LITTLE EMPEROR' STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	DWARF JAPANESE BLUEBERRY TREE	F6	2' CAL MIN	8' HT MIN
	LY	29	LAGERSTROEMIA X 'YUMA' MULTI-TRUNK, 4 TRUNK MIN, FULL, FL #1	GRAPE MYRTLE	F6	4" CAL. TOT.	8' HT MIN
	QV	41	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEAVER, FULL, FL #1	SOUTHERN LIVE OAK	F6	3' CAL MIN	14' HT., 6' SPR.
	SP	10	SABAL PALMETTO STRAIGHT, SLICK, HURRCINAE CUT, FL #1	SABAL PALM	F6	-	8' GT
	UD	6	ULMUS PARVIFOLIA 'DRAKE' STRAIGHT, SINGLE LEADER, FULL, FL #1	DRAKE ELM	F6	3' CAL MIN	14' HT., 6' SPR.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	FM	25	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLOSELY MATCHING	PODOCARPUS	7 GAL	30" OC	30" HT MIN
	RA	67	RHAPHIOLEPS INDICA 'ALBA' FULL	WHITE INDIAN HAWTHORN	7 GAL	30" OC	24" HT MIN
	SA	199	SCHEFFLERA ARBORICOLA FULL	GREEN SCHEFFLERA	9 GAL	30" OC	24" HT MIN
	TD	242	TRIPSACUM FLORIDANUM FULL	FLORIDA SAMAGRASS	9 GAL	30" OC	24" HT MIN
	VO	772	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM	9 GAL	30" OC	24" HT MIN
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	DB	499	DIANELLA TASMANICA 'BLUEBERRY' VARIEGATED, FULL	BLUEBERRY FLAX LILY	3 GAL	18" FULL	30" OC
	JB	1,491	JUNIPERUS CONFERTA 'BLUE PACIFIC' FULL	BLUE PACIFIC JUNIPER	3 GAL	14" SPRD MIN	24" OC
MISC.	QTY	<u>BOTANICAL/COMMON NAME</u>			<u>SPECIFICATIONS</u>		
MULCH	TBD	FLORIMULCH			SHREDDED, GRADE B'; 3" DEPTH MINIMUM		
SOD	TBD	PASPALUM NOTATUM 'PENSACOLA'/ PENSACOLA BAHIA GRASS			ROLLED TIGHT, 100% KNEED/INSECT/DISEASE FREE		

LANDSCAPE REQUIREMENTS (CLERMONT LAND DEVELOPMENT CODE)		REQUIRED	PROVIDED
VEHICULAR USE AREA SEC. 118-30	10 PERCENT VUA AREA TO BE LANDSCAPED 1 TREE PER PARKING ISLAND	51,995 SF - 10 = 5,199.5 SF 12 TREES	6,666 SF 12 TREES
BUFFER YARDS SEC. 118-37			
EAST: (ABUTTING PROPERTIES) 469' LENGTH, 10' WIDE, CONTINUOUS HEDGE NORTH: (ADJACENT TO COLLECTOR ROAD) 633', 20' WIDE, CONTINUOUS HEDGE	3 TREES PER 100 LF 3 TREES, 5 UNDERSTORY PER 100 LF	469' x 100 x 3 = 14 TREES 633' x 100 x 3 = 19 TREES 633' - 100 x 5 = 32 UNDERSTORY TREES	10 TREES, 4 PALMS 32 UNDERSTORY TREES
SOUTH: (ADJACENT TO LOCAL ROAD) 275.75', 15' WIDE, CONTINUOUS HEDGE	3 TREES, 5 UNDERSTORY PER 100 LF	SHRUBS AND GROUNDERCOVER = 50% OF BUFFER 275.75' x 100 x 3 = 8 TREES 275.75' - 100 x 5 = 14 UNDERSTORY TREES	SHRUBS AND GROUNDERCOVER = 50% OF BUFFER 8 TREES 14 UNDERSTORY TREES
WEST: (ABUTTING PROPERTIES) 677.67' LENGTH, 10' WIDE, CONTINUOUS HEDGE	3 TREES PER 100 LF	SHRUBS AND GROUNDERCOVER = 50% OF BUFFER 678' x 100 x 3 = 20 TREES	SHRUBS AND GROUNDERCOVER = 50% OF BUFFER 14 TREES, 6 PALMS
FOUNDATION LANDSCAPING SEC. 118-37	60 PERCENT OF FAÇADE, 3' WIDTH	880 LF x 0.6 x 3 = 1,584 SF	1,754 SF

SHEET NUMBER		CITRUS TOWER CHARTER SCHOOL		LANDSCAPE PLAN		KHA PROJECT 149676007 DATE 04/27/2018 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY		LICENSED PROFESSIONAL LIC PROF 1 FLORIDA LICENSE NUMBER LIC PROF 1 # DATE:		Kimley»»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 0000696		No. _____ REVISIONS _____ DATE _____ BY _____	
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August 16, 2018

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

RE: Citrus Tower Charter School, Traffic Impact Analysis (TIA) Review

Mr. Kruse,

The Lake~Sumter MPO (LSMPO) has reviewed the document submitted for Citrus Tower Charter School, Traffic Impact Analysis (TIA) dated July, 2018. The Lake~Sumter MPO offers the following Observations and Comments:

Observations Regarding the Project:

1. The site is located on the northwest quadrant of the intersection of Steves Road and Citrus Tower Blvd., approximately 0.75 miles east of US 27, in the City of Clermont, in central south Lake County, Florida.
2. The project is a 700 student charter school.
3. Access to the property is proposed to be via two access points as follows:
 - One access on Steves Road on the south side of the property. This will be the main access to the project.
 - One access onto Citrus Tower Boulevard on the east side of the property will be a gated access for emergency use only.
4. The proposed buildout date is 2019.
5. The proposed land use, Charter Elementary School (ITE LU 537), will generate approximately 1,295 daily trips, 784 AM Peak Hour Trips, and 98 PM Peak Hour Trips. These calculations were done using the ITE 10th Edition rates.
6. No information was provided regarding possible after-school care.
7. A PM peak hour as well as an AM Peak Hour analysis was conducted as requested.
8. Certain roadway segments and intersections were added to the study as requested.
9. The project distribution was determined using FSUTMS and the CFRPM (6.0) and then a hand adjustment was done using engineering judgement. The adjustments made are acceptable.
10. There have been several concerned parents who have contacted the LSMPO regarding the traffic conditions in this area that are related to the existing schools just east and west of this proposed project (East Ridge Middle School, East Ridge High School, and Real Life Christian Academy) and two other schools within less than one mile, for a total of five (5) schools in the area.

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

11. A historical growth rate of 3.34% is proposed based on BEBR Population Studies.
12. A turn lane analysis is proposed. Note that there is only a 250' distance in the westbound direction on Steves Road from the site entrance/exit to Citrus Tower Boulevard.

Comments Regarding the Traffic Impacts Study Methodology:

- 1) It was not mentioned in the document as to whether or not after school care for students was anticipated. Please indicate if after school student care will be provided.
- 2) The Methodology review comments submitted by the Lake~Sumter MPO requested a comparison of the traffic count growth rates to the 3.34% derived from the BEBR Population Studies so that the growth rate could be checked. This was not done. Additionally, the TIA states that the 3.34% growth rate was approved in the Methodology. This is not correct. Please provide the requested information so an approved growth rate can be determined.
- 3) Analysis shows that currently the intersection of Citrus Tower Boulevard at SR 50 will operate at Level of Service (LOS) 'E' and will continue to do so due to there being no roadway improvements planned for the study area. Also, the intersection of Citrus Tower Boulevard at US 27 will operate at Level of Service (LOS) 'E' in the future background condition. Mitigation to bring these intersections to an acceptable LOS are as follows:
 - a) Citrus Tower Boulevard at SR 50
 - add a northbound right-turn lane on Citrus Tower Boulevard.
 - change the signal timing to have a permissive/overlap phasing for the northbound right-turn lane on Citrus Tower Boulevard.
 - Citrus Tower Boulevard at US 27
 - change the signal timing to have a permissive/overlap phasing for the northbound right-turn lane on US 27.

These improvements would need to be included as conditions needed to be done by the applicant in a development order.

- 4) The 'Stacking Analysis' is assuming that 25% of vehicles will arrive onsite and occupy available storage before drop-off. This will be closely looked at since there are currently queuing problems with the adjacent schools. The 25% may be too low since the drop off time is typically shorter than the peak hour.
- 5) In addition to the mitigation needed due to intersection deficiencies for the future conditions in the AM Peak Hour as listed in Comment #3, the following intersection deficiencies were also found in the analysis (even though the overall intersection LOS is acceptable):
 - a) Citrus Tower Boulevard at SR 50:
 - i) EB Left-turn (LOS 'F').*
 - ii) WB Left-turn (LOS 'F').
 - iii) NB Left-turn (LOS 'F').
 - iv) NB Through (LOS 'E').
 - v) NB Right-turn (LOS 'F')
 - vi) SB Left-turn (LOS 'F').*

* these deficiencies are not attributable to the project.
 - b) US 27 at Steves Road:
 - i) EB Left-turn (LOS 'E').*
 - ii) EB Right-turn (LOS 'E').*
 - iii) WB Left-turn (LOS 'E').
 - iv) WB Through (LOS 'E').
 - v) WB Right-turn (LOS 'E').
 - vi) NB Left-turn (LOS 'E').*
 - vii) SB Left-turn (LOS 'E').

* these deficiencies are not attributable to the project.

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Phone (352) 315-0170

- c) US 27 at Johns Lake Road:
 - i) EB Right-turn (LOS 'E').*
 - ii) WB Through (LOS 'E')
 - iii) WB Right-turn (LOS 'E').
 - iv) NB Left-turn (LOS 'E').*
 - v) SB Left-turn (LOS 'E').
- d) US 27 at Citrus Tower Boulevard:
 - i) EB Left-turn (LOS 'E').*
 - ii) EB Through (LOS 'E')
 - iii) WB Left-turn (LOS 'E').
 - iv) NB Left-turn (LOS 'E').*
 - v) SB Left-turn (LOS 'F').

* these deficiencies are not attributable to the project.

The City of Clermont will need to determine the projects needed to bring these deficiencies to acceptable LOS.

- 6) 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, AICP

Brian R. Hutt, AICP
Lake~Sumter MPO
TMS Project Manager

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Phone (352) 315-0170



August 21, 2018

Mr. John Kruse, AICP
Senior Planner
Development Services Department
685 W. Montrose Street
Clermont, Florida, 34711

**RE: *Citrus Tower Charter School TIA; Clermont, Florida
Response to LSMPO Comments Letter dated 8/16/2018
Kimley-Horn Number 149676007***

Dear Mr. Kruse:

Kimley-Horn and Associates, Inc. has received the following comments dated August 16, 2018 from the LSMPO for the above referenced project. Below are the comments and associated responses:

Traffic Impacts Study Methodology

1. It was not mentioned in the document as to whether or not after school care for students was anticipated. Please indicate if after school student care will be provided.

Response: The school will offer an afterschool program until 6 pm for working parents.

2. The Methodology review comments submitted by the Lake~Sumter MPO requested a comparison to the traffic count growth rates to the 3.34% derived from the BEBR Population Studies so that the growth rate could be checked. This was not done. Additionally, the TIA states that the 3.34% growth was approved in the Methodology. This is not correct. Please provide the requested information so an approved growth rate can be determined.

Response: Average annual growth rates are available for review on the 2017 Lake County Annual Traffic Count Report. The nearest Lake County Count Station (Station Number 197) to the proposed charter school on Citrus Tower Boulevard has a 5-year annual average growth rate percentage of 2.52%. On adjacent roadways (Citrus Tower Blvd and Steves Road) the 5-year annual average growth rate is shown to be between 2.5% to 6%. As the Lost Lake Development of Regional Impact (DRI) nears buildout, historical traffic count growth at the higher end of the annual growth range are expected to stabilize to a more traditional population growth rate of around 1% to 3%. However, to be conservative, a 3.34% annual background growth rate was used from the Lake County high population projection published in the latest BEBR Florida Population Studies. The rate was applied to get a one-year growth estimate. The conclusions of the traffic report, as they relate to the operational assessment of project school traffic, will not be affected by further evaluation of the background traffic growth over a single year.

3. Analysis shows that currently the intersection of Citrus Tower Boulevard at SR 50 will operate at Level of Service (LOS) "E" and will continue to do so due to there being no roadway improvements planned for the study area. Also, the intersection of Citrus Tower Boulevard at

US 27 will operate at Level of Service (LOS) "E" in the future background condition. Mitigation to bring these intersections to an acceptable LOS are as follows:

- a. Citrus Tower Boulevard at SR 50
 - i. Add a northbound right-turn lane on Citrus Tower Boulevard
 - ii. Change the signal timing to have a permissive/overlap phasing for the northbound right-turn lane on Citrus Tower Boulevard
- b. Citrus Tower Boulevard at US 27
 - i. Change signal timing to have a permissive/overlap phasing for the northbound right-turn lane on US 27

These improvements would need to be included as conditions needed to be done by the applicant in a development order.

Response: These improvements were identified in the TIA to show potential mitigation for background deficiencies before school buildout traffic is added (to identify proposed impacts from the school). No improvements were identified to mitigate school impacts except for driveway turn lanes and monitoring conditions as enrollment ramps up.

- 4. The "Stacking Analysis" is assuming that 25% of vehicles will arrive onsite and occupy available storage before drop-off. This will be closely looked at since there are currently queuing problems with the adjacent schools. The 25% may be too low since the drop off time is typically shorter than the peak hour.

Response: A monitoring condition has been drafted with the City to address the potential for operational issues at the driveway.

- 5. In addition to the mitigation needed due to intersection deficiencies for the future conditions in the AM Peak Hour as listed in Comment #3, the following intersection deficiencies were also found in the analysis (even though the overall intersection LOS is acceptable)

- a. Citrus Tower at SR 50
 - i. EB Left-turn (LOS "F").*
 - ii. WB Left-turn (LOS "F").
 - iii. NB Left-turn (LOS "F").
 - iv. NB Through (LOS "E").
 - v. NB Right-turn (LOS "F").
 - vi. SB Left-turn (LOS "F").*

* These deficiencies are not attributable to the project
- b. US 27 at Steves Road
 - i. EB Left-turn (LOS "E").*
 - ii. EB Right-turn (LOS "E").*
 - iii. WB Left-turn (LOS "E").
 - iv. WB Through (LOS "E").
 - v. WB Right-turn (LOS "E").
 - vi. NB Left-turn (LOS "E").*
 - vii. SB Left-turn (LOS "E").

* These deficiencies are not attributable to the project
- c. US 27 at Johns Lake Road
 - i. EB Right-turn (LOS "E").*
 - ii. WB Left-turn (LOS "E")

- iii. WB Through (LOS "E").
- iv. NB Left-turn (LOS "E").*
- v. SB Left-turn (LOS "E").
- * These deficiencies are not attributable to the project
- d. US 27 at Steves Road
 - i. EB Left-turn (LOS "E").*
 - ii. EB Through (LOS "E").
 - iii. WB Left-turn (LOS "E").
 - iv. NB Left-turn (LOS "E").*
 - v. SB Left-turn (LOS "F").

* These deficiencies are not attributable to the project

The City of Clermont will need to determine the projects needed to bring these deficiencies to acceptable LOS.

Response: The noted movements all operate with the noted LOS during 2019 future background conditions, and therefore are not attributable to the project. The improvements stated within comment #3 are sufficient to allow for acceptable overall LOS for the intersections of SR 50 & Citrus Tower Boulevard and US 27 & Citrus Tower Boulevard. No improvements were identified to mitigate school impacts except for driveway turn lanes and monitoring conditions as enrollment ramps up.

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

Response: Acknowledged. Please refer to the site plan, which addresses multimodal accommodations.

We trust these responses, along with the attachments listed below, will provide the additional information as requested. Please feel free to contact our office if you have any questions.

Sincerely,
KIMLEY-HORN



James M. Taylor, PE

JMT/ARM

Attachments: 2017 Lake County Annual Traffic Count Report

Cc: Brian Hutt – Lake-Sumter MPO, AICP, Project Manager

K:\ORL_Civil\149676007-Citrus Tower Charter School\TPTO\03_Documentation\03_Comment Responses\LSMPO Comments_Citrus Tower Charter School TIA_08.16.2018_KH Responses_08.20.2018.docx



June 4, 2018

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

**RE: Citrus Tower Charter School, Traffic Impact Analysis (TIA)
Methodology**

Mr. Kruse,

The Lake~Sumter MPO has reviewed the document submitted for Citrus Tower Charter School, Traffic Impact Analysis (TIA) Methodology dated May 29, 2018. The Lake~Sumter MPO offers the following Observations and Comments:

Observations Regarding the Project:

1. The site is located on the northwest quadrant of the intersection of Steves Road and Citrus Tower Blvd., approximately 0.75 miles east of US 27, in the City of Clermont, in central south Lake County, Florida.
2. The project is a 700 student charter school.
3. Access to the property is proposed to be via one (1) access point on Steves Road on the south side of the property.
4. The proposed buildout date is 2019.
5. The proposed land use, Charter Elementary School (ITE LU 537), will generate approximately 1,295 daily trips, 748 AM Peak Hour Trips, and 98 PM Peak Hour Trips. These calculations were done using the ITE 10th Edition rates. Confirmation of these calculations are forthcoming.
6. No information was provided regarding possible after-school care.
7. Only the AM Peak Hour was proposed for analysis.
8. The project distribution was determined using FSUTMS and the CFRPM (6.0) and then a hand adjustment was done using engineering judgement. The adjustments made are acceptable.
9. The study area radius derived from the proposed roadway segment and intersections for study calculates to be about 1.5 miles from the site.
10. There have been several concerned parents who have contacted the LSMPO regarding the traffic conditions in this area that are related to the existing schools just east of this proposed project.
11. A historical growth rate of 3.34% is proposed based on BEBR Population Studies.
12. A turn lane analysis is proposed. Note that there is only a 250' distance in the westbound direction on Steves Road from the site entrance/exit to Citrus Tower Boulevard.

"Promoting Regional Transportation Partnerships"

www.LakeSumterMPO.com

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

Comments Regarding the Traffic Impacts Study Methodology:

1. Please note that the study area, roadway segments and intersections included for study are at the discretion of the local jurisdiction and can be expanded at their request.
2. It was not mentioned in the document as to whether or not after school care for students was anticipated. Please indicate if after school student care will be provided.
3. As a follow-up to the comment #2 above, there are two other schools in the immediate area (East Ridge Middle School and East Ridge High School). Whether or not there will be after school student care, a PM Peak Hour analysis should be considered along with the AM Peak Hour analysis.
4. As mentioned in Observation #10 above there is local concern regarding the traffic conditions in this area. This situation will be a consideration during the review process. Therefore it is requested that traffic counts should be conducted when school is in session in September 2018 in order to get an accurate idea of the impacts.
5. The following roadway segments should be added to the list for analysis:
 - US 27 from SR 50 to Hartwood Marsh Road.
 - Grand Hwy. from SR 50 to Hooks Street.
 - Hooks Street from US 27 to Hancock Road.
 - Excalibur Road from Citrus Tower Boulevard.
6. The following intersections should be added to the list for analysis:
 - Citrus Tower Boulevard at US 27.
 - Citrus Tower Boulevard at Hooks Street.
 - Hooks Street at Grand Hwy.
 - Hooks Street at Excalibur Road.
 - Hooks Street at Hancock Road.
7. The 2018 Lake County annual traffic counts will be available in early July 2018. Please use these most recent counts in the analysis.
8. The trip generation calculations, including the pass-by trip percentage, are acceptable. Please provide an in depth Table that shows the land use code, land use units, trip generation rates, AM and PM trip generation total trips as well as the in and out trips.
9. Please provide a comparison of the traffic count growth rates to the 3.34% derived from the BEBR Population Studies.
10. The 'Stacking Analysis' is assuming that 25% of vehicles will arrive onsite and occupy available storage before drop-off. This will be closely looked at since there are currently queuing problems with the adjacent schools. The 25% may be too low since the drop off time is typically shorter than the peak hour.
11. 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.

"Promoting Regional Transportation Partnerships"

www.LakeSumterMPO.com

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

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

"Promoting Regional Transportation Partnerships"

www.LakeSumterMPO.com

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



August 7, 2018

Mr. John Kruse, AICP
Senior Planner
Development Services Department
685 W. Montrose Street
Clermont, Florida, 34711

**RE: *Citrus Tower Charter School TIA; Clermont, Florida
Response to Comments Letter
Kimley-Horn Number 149676007***

Dear Mr. Kruse:

Kimley-Horn and Associates, Inc. received comments dated August 16, 2018, for the above referenced project. Below are the comments and associated responses:

LSMPO Concerns Documented in the Current Staff Report

1. Existing schools and citizen concerns:

1. *Response: The Applicant can only manage the impacts from the proposed school. However, as a charter school, the project is flexible to adjusting hours of operation, drop-off/pick-up times, directing outbound traffic patterns, etc. to reduce traffic impacts during the peak times of adjacent street. As described in the staff report, the charter school will ramp up enrollment slowly, and therefore will have opportunities to monitor and adjust school operations to reduce project impacts. The Applicant worked with the City to craft a monitoring condition to do just that. It reads: "The owner shall submit an annual report to the City of Clermont, no later than February 15 of each year, on the monitoring of the intersection of Steves Road at Citrus Tower Boulevard. The results of the monitoring will be to see if the eastbound left turn causes the Level of Service (LOS) of the intersection to deteriorate below acceptable standards. If it is determined additional traffic improvements are warranted, the developer will make adjustments in school operations to reduce eastbound left turns at the intersection to an acceptable LOS during peak hours or assist in the improvements through their proportional share. This annual report shall conclude five years after the school is in operation or upon reaching full enrollment, whichever comes last." We would ask that the City consider the monitoring condition, along with the turn lanes being proposed at the access point, as a way the Applicant is addressing its traffic impacts.*

2. Onsite stacking distance may be too low:

Response: This concern was expressed upon the MPO's review of the TIA Methodology Statement (June 2018). On July 12, 2018 (email attached) the TIA was submitted to the City (MPO was copied) which included a stacking analysis. The analysis concluded that the stacking distance provided in the conceptual plan was adequate to prevent spillover of traffic into Steves Road during the peak hour of operation. We confirmed with MPO staff that the TIA has not yet been reviewed by the MPO. We would ask that the analysis,

and the monitoring condition put in place to address any spillover with operational changes or improvements, be considered for the next staff report.

3. Traffic counts should be conducted when school is in session:

Response: This concern was expressed upon the MPO's review of the TIA Methodology Statement (June 2018). Since then, we have submitted the TIA (July 2018) which utilized traffic counts that were conducted in May 2018 while school was in session. We would ask that the analysis, and the monitoring condition put in place to address any spillover with operational changes or improvements, be considered for the next staff report.

City Staff Concerns Documented in the Current Staff Report

4. Traffic from the charter school/severe impacts:

Response: The TIA, submitted on July 12, 2018 (email attached), concludes that all roadway segments and intersections operate at acceptable LOS in the AM and PM peak hours within the study area with noted exceptions for background deficiencies (with suggested improvements). The TIA also concludes that adequate stacking distance is being provided onsite to avoid spillover into Steves Road. Turn lanes are recommended at the site access on Steves Road and a condition was drafted to ensure the school is monitoring and addressing its traffic impacts while enrollment ramps up to buildout. The conclusions in the staff report appear to be solely based on the MPO's review of the TIA Methodology (June 2018). We would ask that the City consider the TIA and its conclusions and the monitoring condition that the City and the Applicant drafted together to address potential traffic impacts for the next staff report.

5. Distance between the drop-off location and the adjacent residential/noise/light:

Response: Standard operating procedure is to provide the parents of the charter schools with a pick-up window dependent on the grade their child is in. This keeps the traffic more evenly disbursed but also means that there is no "honking" or trying to get ahead in line. The process is very regulated as evidenced by the Youtube video at the following link: <https://youtu.be/3qmlwPvTZ7A>. Note that this is for a school of 1400 students, substantially larger than the proposed school. Regarding light, based on Florida Sunrise and Sunset times for 2018, the only time that a car would have headlights on is was between October 10th and October 31st. A parent arriving for early drop-off starting at 7:00 am would need lights until the latest sunrise of 7:11 am. This is a minimal number of vehicles and is addressed by the addition of an opaque fence that is being placed at the property line between the school and residences, enhanced landscape at the same location, and a hedge along the drive isle.

We trust these responses, along with the attachments listed below, will provide the additional information as requested. Please feel free to contact our office if you have any questions.

Sincerely,
KIMLEY-HORN

A handwritten signature in dark ink, appearing to read 'James M. Taylor', is written over a light gray background.

James M. Taylor, PE

JMT/ARM

Cc: Brian Hutt – Lake-Sumter MPO, AICP, Project Manager

K:\OCA_Civil\149676007 - Citrus Tower Charter School\TPTO\03_Documentation\August 2018\Rclbh080718jt.docx

John E. Kruse

From: Gillespie, Matthew <Matthew.Gillespie@kimley-horn.com>
Sent: Tuesday, June 26, 2018 8:55 AM
To: John E. Kruse
Cc: Todd Lucas; Taylor, James
Subject: RE: Citrus Tower Charter School - CUP Official Request

John,

Also to clarify, the school capacity will be for 700 children and not 600 children as originally proposed.

I will be revising the concept plan to show 42,000 SF for the building, the emergency gated access entrance off Citrus Tower, and the school children number revised to 700.

You should have a PDF of the revised concept plan this afternoon.

Thanks,

Matthew Gillespie, P.E. | (FL, AL)

Kimley-Horn | 189 S. Orange Ave, Ste 1000, Orlando, FL 32801

Direct: 407-409-7007 | Mobile: 256-541-6482 | Main: 407-898-1511

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 11 years as one of FORTUNE's 100 Best Companies to Work For

From: John E. Kruse [mailto:jekruse@clermontfl.org]
Sent: Tuesday, June 26, 2018 8:45 AM
To: Gillespie, Matthew <Matthew.Gillespie@kimley-horn.com>
Cc: Todd Lucas <todd.lucas@summitcmgroup.com>; Taylor, James <James.Taylor@kimley-horn.com>
Subject: RE: Citrus Tower Charter School - CUP Official Request

Thank you Matthew. I will make the notes in the file.

John

From: Gillespie, Matthew <Matthew.Gillespie@kimley-horn.com>
Sent: Tuesday, June 26, 2018 8:43 AM
To: John E. Kruse <jekruse@clermontfl.org>
Cc: Todd Lucas <todd.lucas@summitcmgroup.com>; Taylor, James <James.Taylor@kimley-horn.com>
Subject: Citrus Tower Charter School - CUP Official Request

John,

Thank you for speaking with me yesterday.

As discussed, this email serves as the official CUP request to place the proposed Citrus Tower Charter School project on the August 7th Planning & Zoning Board Meeting with the City Council Meeting on August 28th.

The Traffic Impact Study will lag behind a little due to coordination's with Lake County MPO, but it will be submitted to the City no later than July 16th.

The charter school square footage to be officially requested for approval is 42,000 SF. This will allow us some additional room beyond the preliminary footprint (40,000 sf) in case we need it during the construction plans development phase.

Should you have any questions or require anything further, please contact me.

Thanks,

Matthew Gillespie, P.E. | (FL, AL)

Kimley-Horn | 189 S. Orange Ave, Ste 1000, Orlando, FL 32801

Direct: 407-409-7007 | Mobile: 256-541-6482 | Main: 407-898-1511

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

John E. Kruse

From: Gillespie, Matthew <Matthew.Gillespie@kimley-horn.com>
Sent: Tuesday, June 26, 2018 8:43 AM
To: John E. Kruse
Cc: Todd Lucas; Taylor, James
Subject: Citrus Tower Charter School - CUP Official Request

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Should you have any questions or require anything further, please contact me.

Thanks,

Matthew Gillespie, P.E. | (FL, AL)

Kimley-Horn | 189 S. Orange Ave, Ste 1000, Orlando, FL 32801

Direct: 407-409-7007 | Mobile: 256-541-6482 | Main: 407-898-1511

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**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 04-25-2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Renaissance Charter School at Lake County

APPLICANT: Summit Construction Management Group

CONTACT PERSON: Todd Lucas

Address: 421 S. Summerlin Ave.

City: Orlando State: Florida Zip: 32801

Phone: 407-697-9616 Fax: 267-331-4889

E-Mail: todd.lucas@summitcmgroup.com

OWNER: Lost Lake Reserve LC

Address: P.O. Box 3737

City: Lake Wales State: Florida Zip: 33589-3737

Phone: _____ Fax: _____

Address of Subject Property: Citrus Tower Blvd. Clermont, FL. 34711

General Location: Northwest corner of intersection Citrus Tower blvd and Steve's road

Legal Description (include copy of survey): See attached documents

Land Use (City verification required): _____

Zoning (City verification required): _____



**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
--



**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.

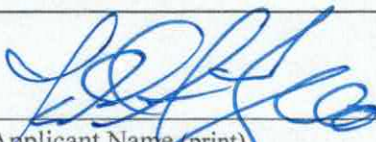
** The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of 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)
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.

Construction of a single story K-8 Public Charter School of approximately 40,000 s.f. The existing PUD zoning at this location allows for private church school and we are requesting a zoning modification to allow a public charter school, as this location is already approved for an educational use, we feel that the change to public charter school is compatible with the current zoning


Applicant Name (print)

X TODD LUCAS
Applicant Name (signature)

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

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

Account Number: 7101866
Order Number: 10078798
Phone: (352) 241-7331
Date: 07/17/18
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	07/31/2018	08/21/2018	\$167.68

LEGAL NOTICE

Ad No: 10078798
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 up to a 45,000 square foot charter school on Parcel I of the Lost Lake Reserve PUD, Resolution 2010-24.

LOCATION

Northwest corner of Citrus Tower
Blvd. and Steves Road
Vacant land (5.04 +/- acres)
Alternate Key 3846870

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

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: 10080737
Phone: (352) 241-7331
Date: 09/19/18
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a l	10/02/2018	10/02/2018	\$101.63

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow up to a 45,000 square foot charter school on Parcel I of the Lost Lake Reserve PUD, Resolution 2010-24.

LOCATION

Northwest corner of Citrus Tower
Blvd. and Steves Road
Vacant land (5.04 +/- acres)
Alternate Key 3846870

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

A public meeting to consider the request will be held before the City Council on Tuesday, October 9, 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: 10080737
October 02, 2018

Payment Info	
Ad Price	\$101.63
Tax	\$0.00
Sub Total	\$101.63
Prepaid Amount	\$0.00
Balance Due	\$101.63

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: Approve Clermont site for proposed charter school
Date: Wednesday, October 03, 2018 2:36:39 PM
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: Wednesday, October 03, 2018 1:35 PM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: Approve Clermont site for proposed charter school

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: george kralevich [<mailto:george.kralevich.129526456@p2a.co>]
Sent: Wednesday, October 03, 2018 1:05 PM
To: Gail Ash <gash@clermontfl.org>
Subject: Approve Clermont site for proposed charter school

Dear Ms. Gail Ash,

I am a resident and believe that the proposed charter school is a great option for families seeking schools choice.

Please vote YES for a new charter school in Clermont.

Regards,
george kralevich

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: Approve Clermont site for proposed charter school
Date: Wednesday, October 03, 2018 2:36:33 PM
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: Wednesday, October 03, 2018 1:36 PM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: Approve Clermont site for proposed charter school

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: Joe Coleman [<mailto:Joe.Coleman.29056639@p2a.co>]
Sent: Wednesday, October 03, 2018 1:08 PM
To: Gail Ash <gash@clermontfl.org>
Subject: Approve Clermont site for proposed charter school

Dear Ms. Gail Ash,

I am a resident and believe that the proposed charter school is a great option for families seeking schools choice.

Please vote YES for a new charter school in Clermont.

Regards,
Joe Coleman

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: Approve Clermont site for proposed charter school
Date: Wednesday, October 03, 2018 4:57:41 PM
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: Wednesday, October 03, 2018 4:46 PM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: Approve Clermont site for proposed charter school

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: MARISOL ORTEGA [<mailto:MARISOL.ORTEGA.29587351@p2a.co>]
Sent: Wednesday, October 03, 2018 1:52 PM
To: Gail Ash <gash@clermontfl.org>
Subject: Approve Clermont site for proposed charter school

Dear Ms. Gail Ash,

I am a resident and believe that the proposed charter school is a great option for families seeking schools choice.

Please vote YES for a new charter school in Clermont.

Regards,
MARISOL ORTEGA

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: Approve Clermont site for proposed charter school
Date: Wednesday, October 03, 2018 4:57:34 PM
Attachments: [image001.png](#)



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

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TAckroyd@clermontfl.org
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From: Gail Ash
Sent: Wednesday, October 03, 2018 4:46 PM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: Approve Clermont site for proposed charter school

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

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

From: Janice Pietrowicz [<mailto:Janice.Pietrowicz.127411149@p2a.co>]
Sent: Wednesday, October 03, 2018 1:52 PM
To: Gail Ash <gash@clermontfl.org>
Subject: Approve Clermont site for proposed charter school

Dear Ms. Gail Ash,

I am a resident and believe that the proposed charter school is a great option for families seeking schools choice.

Please vote YES for a new charter school in Clermont.

Regards,
Janice Pietrowicz

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: Approve Clermont site for proposed charter school
Date: Wednesday, October 03, 2018 4:57:29 PM
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: Wednesday, October 03, 2018 4:46 PM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: Approve Clermont site for proposed charter school

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: Cheryl Abbarno [<mailto:Cheryl.Abbarno.7105737@p2a.co>]
Sent: Wednesday, October 03, 2018 2:26 PM
To: Gail Ash <gash@clermontfl.org>
Subject: Approve Clermont site for proposed charter school

Dear Ms. Gail Ash,

I am a resident and believe that the proposed charter school is a great option for families seeking schools choice.

Please vote YES for a new charter school in Clermont.

Regards,
Cheryl Abbarno

From: [Tracy Ackroyd](#)
To: [Carlie Zinker](#)
Subject: FW: Approve Clermont site for proposed charter school
Date: Wednesday, October 03, 2018 4:57:47 PM
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: Wednesday, October 03, 2018 4:45 PM
To: G. Ash <gailash@clermontfl.org>
Cc: Darren Gray <dgray@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: Approve Clermont site for proposed charter school

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: Beverly Ramey [<mailto:Beverly.Ramey.74392096@p2a.co>]
Sent: Wednesday, October 03, 2018 1:40 PM
To: Gail Ash <gash@clermontfl.org>
Subject: Approve Clermont site for proposed charter school

Dear Ms. Gail Ash,

I am a resident and believe that the proposed charter school is a great option for families seeking schools choice.

Please vote YES for a new charter school in Clermont.

Regards,
Beverly Ramey



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 9, 2018		
Agenda Item Name		
Utility Service Agreement		
Requested Action		
Approval of Utility Service Agreement.		
Staff Report		
The applicant, Olympus Sports and Entertainment is requesting a Utility Service Agreement with the City of Clermont to provide for water, sewer and reuse utility services to the Olympus property. The subject site is 247.37 gross acres in size and located within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) agreements with Lake County. The applicant envisions a project that incorporates residential, commercial, office sports and performance venues, open space and civic uses. At present, the property is a non-active orange grove, which has succumbed to citrus greening. Analysis The City of Clermont is the utility service provider for the subject property. The City of Clermont has envisioned this area as next generation jobs and opportunity. The City of Clermont has master planned the Wellness Way Area for utility service and has determined the City of Clermont is able to provide the requested services to the applicant. The economic objective of this area is employment. Olympus Sports and Entertainment is able to activate significant employment and economic opportunity for the City, region and state. Over 5,600 jobs in targeted sectors will be created. In their Economic and Fiscal Impact studies performed by Fishkind and Associates, Olympus Sports and Entertainment is described as a world-class destination for Olympic and professional sports training and events activating over 5,600 jobs and \$1.4 billion in taxable value. Staff Recommendation. Since the property is located within the City of Clermont Utility Service Area and the City of Clermont can provide for adequate utility services, staff recommends approval of the Utility Service Agreement. The applicant, Olympus Sports and Entertainment has pending annexation, Future Land Use Amendment and Planned Unit Development Zoning petitions before the City of Clermont.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Olympus Sports and Entertainment Utlity Agreement	Olympus Utlity Agreement.10.2.18.doc
2.	Exhibit A Olympus Sports and Entertainment Utility Agreement	Exhibit A Olympus Sports and Entertainment Utility Agreement.pdf
3.	Exhibit B Olympus Sports Entertainment Utility Agreement	Exhibit B Olympus Sports Entertainment Utility Agreement.pdf

WATER, WASTEWATER & REUSE SERVICE AGREEMENT

This document constitutes an agreement between the CITY of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and _____, a _____ (individual, corporation, partnership) and its successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is proposing to develop _____, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Lake County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water, sewer and reuse service to the Property, OWNER is to extend water, sewer and reuse lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the subdivision; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water, sewer and/or reuse lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER/REUSE – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide water and sewer service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations. To the extent that any such facilities, lines and appurtenances constructed by OWNER shall provide an opportunity to CITY for CITY to connect additional water, sewer and/or reuse customers to CITY's existing system, the parties agree to negotiate a future agreement that would enable the OWNER to recover

a portion of the expenses from future connection or impact fees paid by any future customer connecting to the CITY's system. The agreement shall be referred to as a Pioneering Agreement and may contain such other terms related to the proposed development as the parties may agree are reasonable and necessary for the development of the project consistent with and as generally described in Section 2 below.

- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water, sewer and reuse extensions have been completed and accepted by the CITY.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.9 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.
- 1.10 The OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.
- 1.11 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property, with reimbursement for the difference in costs as determined in Section 1.9 from the CITY in the form of Impact Fee Credits.
- 1.12 The Impact Fee Credits shall be established subject to Sections 1.9 and 1.11, and at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
- 1.13 Impact Fee Credits may not be transferred outside of the Property described on Exhibit 'A' but may be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.

Section 2. DEVELOPMENT STANDARDS

The project shall be developed according to the CITY Land Development Regulations unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.

Within the City of Clermont utility boundary, the site will be developed with 530 dwelling units, 120,393 square feet of office space, 161,163 square feet of retail space, 345,283 square feet of medical office space, and 537 hotel rooms.

Section 3. ANNEXATION

3.1 OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance To Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property describe din Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

3.2 This agreement shall be recorded in the Public Records of Lake County, Florida at cost to OWNER, and this agreement, upon recording, shall constitute an irrevocable application by the undersigned owner to annex the property described on Exhibit 'A', attached hereto, into the City of Clermont, which right to annex the City may exercise at any time in the future.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FI 34712-0219

OWNER

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. EFFECTIVE DATE

The effective date of this agreement shall be the day of execution of the agreement required

hereunder.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this _____ day of _____, 200__.

CITY OF CLERMONT

ATTEST:

Gail L Ash, Mayor

Tracy Ackroyd Howe, City Clerk

OWNER

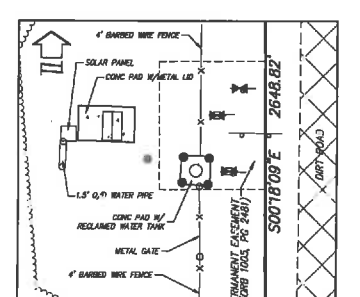
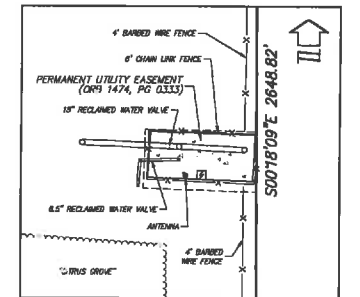
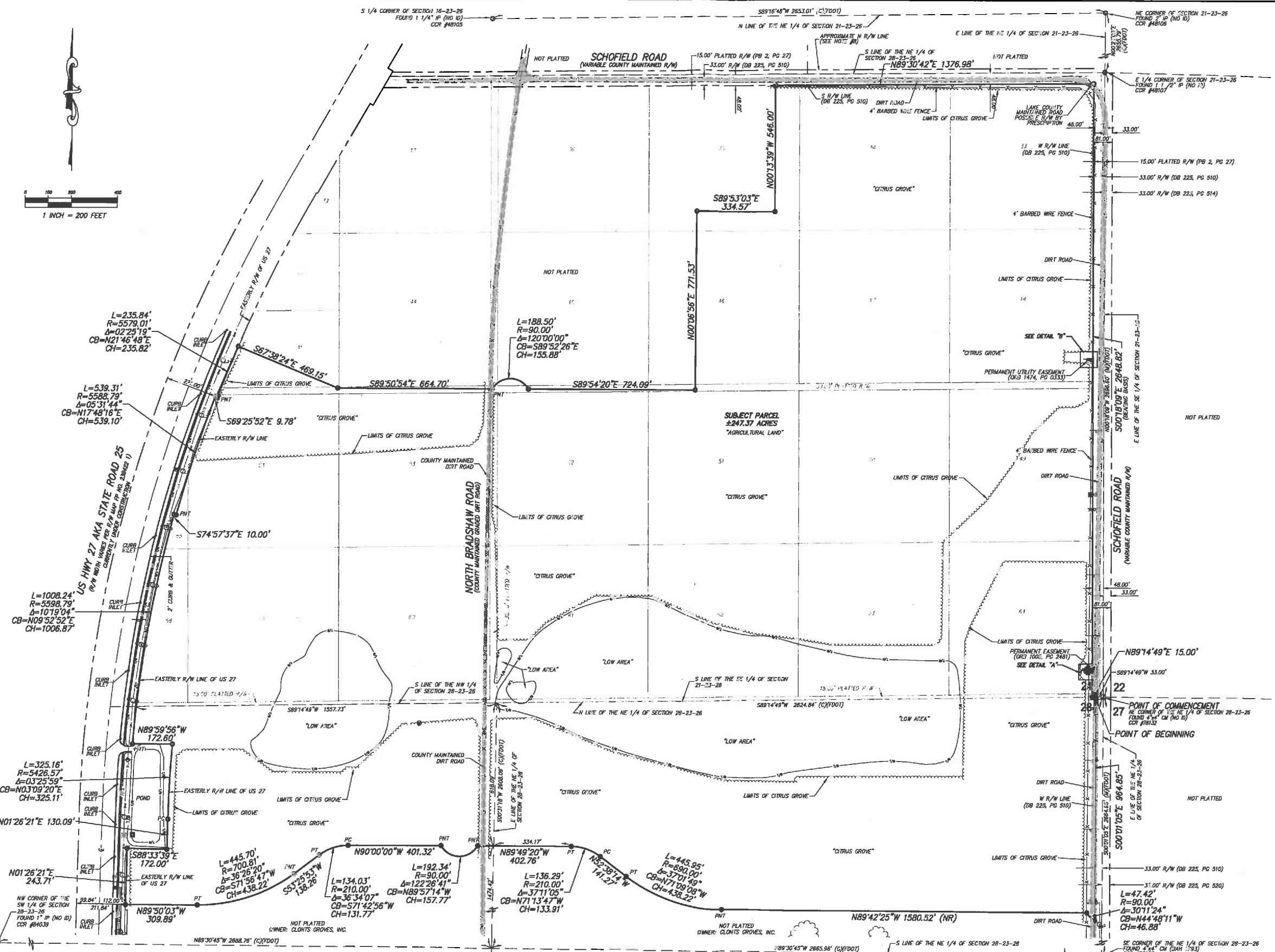
STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, as _____ of _____, who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this _____ day of _____, 200__.

Notary Public

Drawing name: S:\Clients Property\DWG-CLD 36\Olympus_sports.dwg Sheet: 2 Apr 10, 2018 7:48am by wwood



Drawing name: S:\Cadastral\Proprietary\2018\20180216\20180216.dwg

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	03/14/18		ADDRESS AKERMAN COMMENTS	WDD



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32808
PHONE: 321.354.9626 FAX: 407.848.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF
SECTIONS 21 & 28, TOWNSHIP 23
SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
OLYMPUS SPORTS &
ENTERTAINMENT GROUP, LLC

FB/PG		FIELD DATE		PROJECT NO.	
21, 28-23-26 / 7		02/08/18		50098617	
DRAWING DATE		BY	APPROVED		
02/16/18		MRP	WDD		
SCALE 1" = 200'					

2
OF
2



OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 7-10-2018

Before me, the undersigned authority personally appeared W. Rex Clonts Jr., President of Clonts Groves, Inc. (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Municipal Services & Utilities
Comprehensive Plan Amendment & PUD
3. That said authority (owner) has appointed (agent's name) Dan O'Keefe and/or Brian Wheeler to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

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

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

X W. Rex Clonts Jr. - Pres.
Owner (signature)

X [Signature]
Agent's (signature)

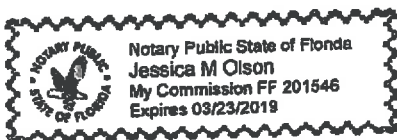
Sworn to and subscribed before me this 10th day of July, 2018.

Jessica M. Olson
Notary Public, State of FL
My commission expires: 3/23/2019

Sworn to and subscribed before me this 4th day of September, 2018.

Sigrd Masson
Notary Public, State of FL
My commission expires: 7/26/2022

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





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

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

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

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

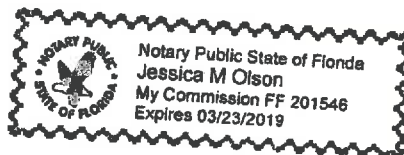
IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 10th day of July, 2018.

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

W. H. Clark - Pres.
Landowner (Petitioner)

Date 7/9/18

Jessica M. Olson
Notary Public
3/23/2019
My Commission Expires



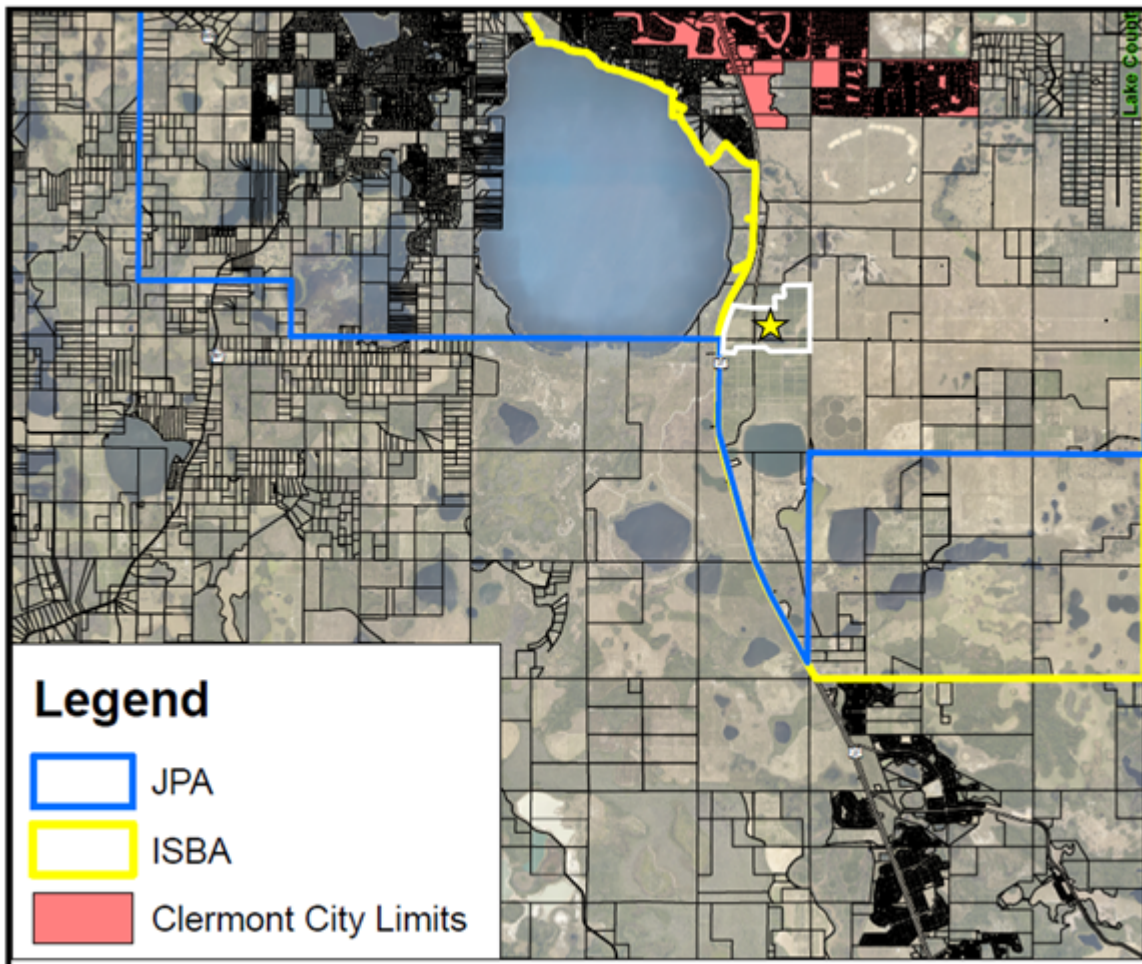


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, October 9, 2018	
Agenda Item Name	
Ordinance No. 2018-35 <i>Introduction</i> <i>Olympus</i>	
Requested Action	
Recommend introduction of Ordinance No. 2018-35.	
Staff Report	
<u>Background</u> The applicant, Olympus Sports and Entertainment (OSE), is requesting annexation into the City of Clermont consisting of a 247.37 acre property, which is currently located on the east side of US 27, along Schofield Rd and Bradshaw Rd, in Lake County known as Wellness Way. The subject property lies within the Interlocal Service Boundary Agreement (ISBA) between the City of Clermont and Lake County. The ISBA agreement allows for the annexation of non-contiguous properties into the City of Clermont under certain conditions. The OSE property meets the requirements of the ISBA for annexation. Currently, the property consisting of 247.37-acres is a non-active orange grove, which had succumb to citrus greening. There are no adjacent residents or commercial uses to the subject property.	



Analysis

The City of Clermont has envisioned this portion of unincorporated Lake County to provide for next generation jobs for the Clermont community as applicants seek entitlements and utility service by the City of Clermont. The OSE project is envisioned as a large-scale mixed-use project with sports training and sports performance venues as the iconic components of the project. Additional uses include office, commercial, residential, open space and civic uses. Economic and Fiscal impact studies performed by Fishkind and Associates have projected over 5,600 jobs in targeted sectors to be created.

State law requires the City to perform a public facilities evaluation for Comprehensive Plan Amendments that would increase the allowable density or intensity of a property. The Lake County future land use designation would permit intensities similar to the City of Clermont Master Plan land use. However, City staff has reviewed the ability to provide public services to ensure adequate services associated with the annexation.

Transportation: The subject property lying within the Wellness Way Area has an identified transportation network by Lake County. Currently, Lake County and the City of Clermont are participating in a Central Florida Expressway Authority (CFX) PD & E study on the corridor between US27 and SR429. It is anticipated that this project would result in a limited access toll facility owned and operated by CFX. The results of the PD & E are anticipated to be presented to the CFX Board in early 2019.

In addition to the CFX PD & E study, a Transportation Impact Analysis is currently underway by the applicant to identify the framework roadway network to support the Olympus project. The network to be studied includes Hancock Rd, Wellness Way Parkway and CR455. The findings of this study will be used to craft appropriate conditions for the PUD zoning application.

School Capacity: Olympus Sports and Entertainment has applied for Concurrency with the Lake County School Board for the proposed residential component of the project. The findings of that analysis will govern the development of the project.

Utilities: There is sufficient Potable Water and Wastewater treatment capacity in the City's facilities to support the proposed Olympus project. Negotiations are underway for the design, financing and construction of the required transmission and collection systems needed to service the project.

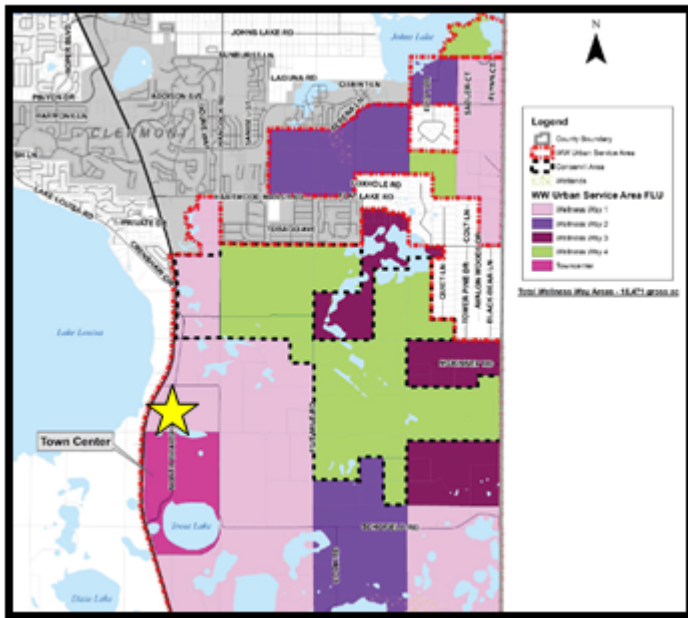
Public Safety: The City's long-range plan for facilities and services anticipates the expansion of the municipal boundary to this southern area, consistent with the boundaries of the JPA and ISBA agreements. The City has the resources to serve this area with Police and Fire services. The City is evaluating the timing and staging of additional needed services as the project and area develop over time.

Parks and Open Space: The area is currently used for rural/agricultural uses and has no deficiencies at this time. The Olympus project has an expansive open space system that will be evaluated during the consideration of the PUD zoning process to ensure compliance with the appropriate level of service standard.

The annexation request has companion applications for a Comprehensive Plan/Future Land Use amendment (to Master Planned Development FLU category) as well as a rezoning application to PUD. All three of these applications will be presented to the City of Clermont on schedules to comply with the various procedural requirements of the State of Florida and the City. The final hearings for Annexation, FLU and PUD are projected to be considered for final adoption by the City Council in December of 2018.

Recommendation

The proposed annexation is consistent with the City's plans for municipal expansion south to include portions of the unincorporated Lake County Wellness Way area by which the City of Clermont is the utility service provider. The City has master planned this area for utility infrastructure and is able to serve the subject property with utility service. Therefore, staff recommends approval of the annexation.



Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2018-35 - Project Olympus ANN	2018-35 - Project Olympus ANN.doc
2.	Olympus Maps	Olympus Maps.pdf
3.	Wellness Way Comp Plan LC	Wellness Way Comp Plan LC.pdf
4.	Wellness Way Road Network	Wellness Way Road Network.pdf
5.	ALTA Survey	ALTA Survey.pdf
6.	Olympus ANN Application	Olympus ANN Application.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Florida approved a Utility Service Agreement for Water, Wastewater, and Reuse for the subject property, dated October 9, 2018; and

WHEREAS, in accordance with the Clermont Interlocal Service Boundary Agreement dated December 2, 2014, the subject property is eligible to be annexed into the City; and

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

ALL OF TRACTS 47, 48, 50, 51, 52, 53, 59, 60, 61, 62, AND 63 ALSO A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 49, 54, 55, 58 AND 64 ALSO A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND ALL OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 47 ALSO THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 52 AND 61 OF MONTE VISTA PARK FARMS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALL LYING IN SECTIONS 21 AND 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF US HIGHWAY 27 AND SOUTH AND WEST OF SCHOFIELD ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



CITY OF CLERMONT
ORDINANCE NO. 2018-35

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'49"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'05"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 964.85 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 30°11'24", A CHORD BEARING OF N44°48'11"W AND A CHORD DISTANCE OF 46.88 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.42 FEET TO THE END OF SAID CURVE; THENCE N89°42'25"W, A DISTANCE OF 1580.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A



CITY OF CLERMONT
ORDINANCE NO. 2018-35

CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 334.57 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1376.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°18'09"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2648.82 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE N89°14'49"E ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 247.37 ACRES MORE OR LESS.

Portions of Alternate Keys 1594600 & 1462436



CITY OF CLERMONT
ORDINANCE NO. 2018-35

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

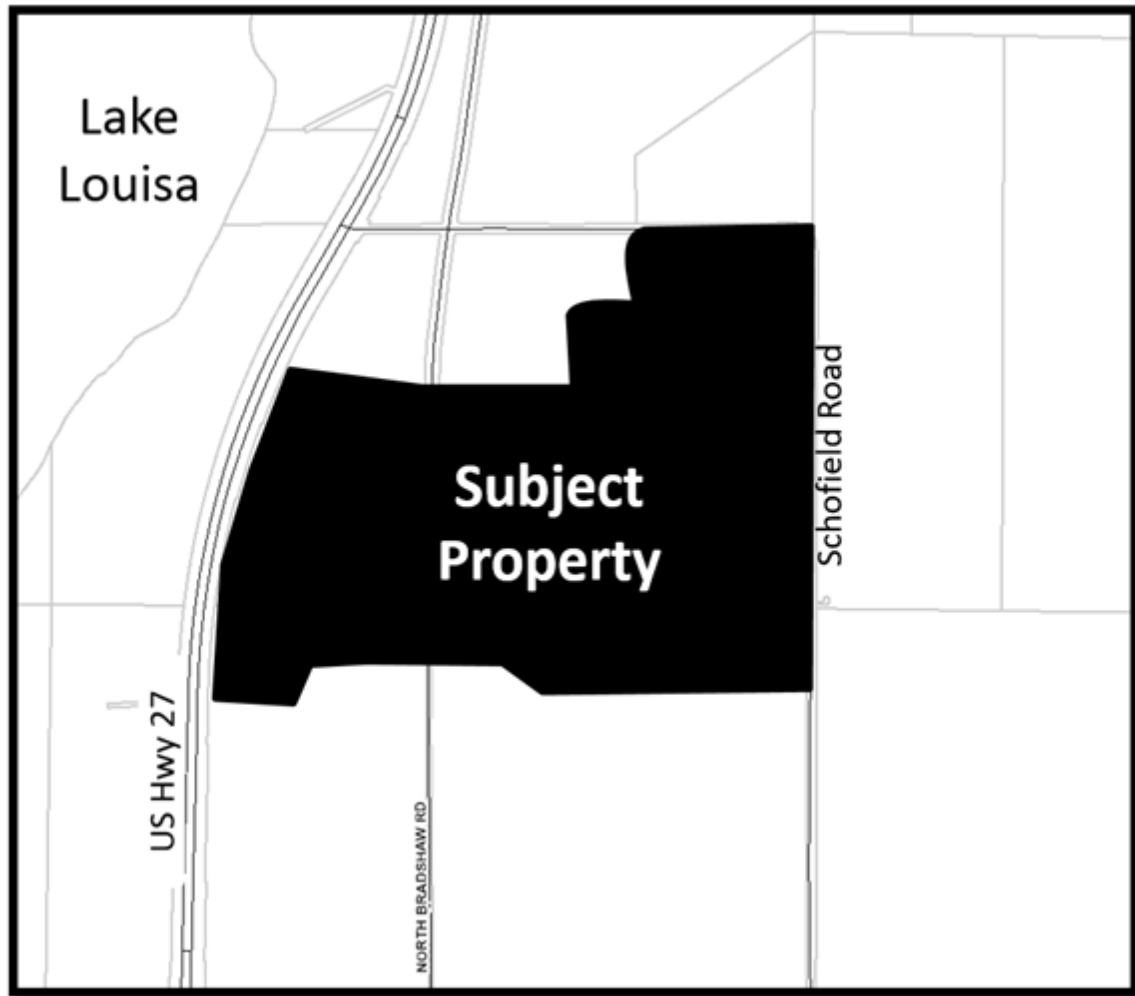
SECTION 5.

This Ordinance shall be recorded in the public records of Lake County, Florida.

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-35

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of December, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

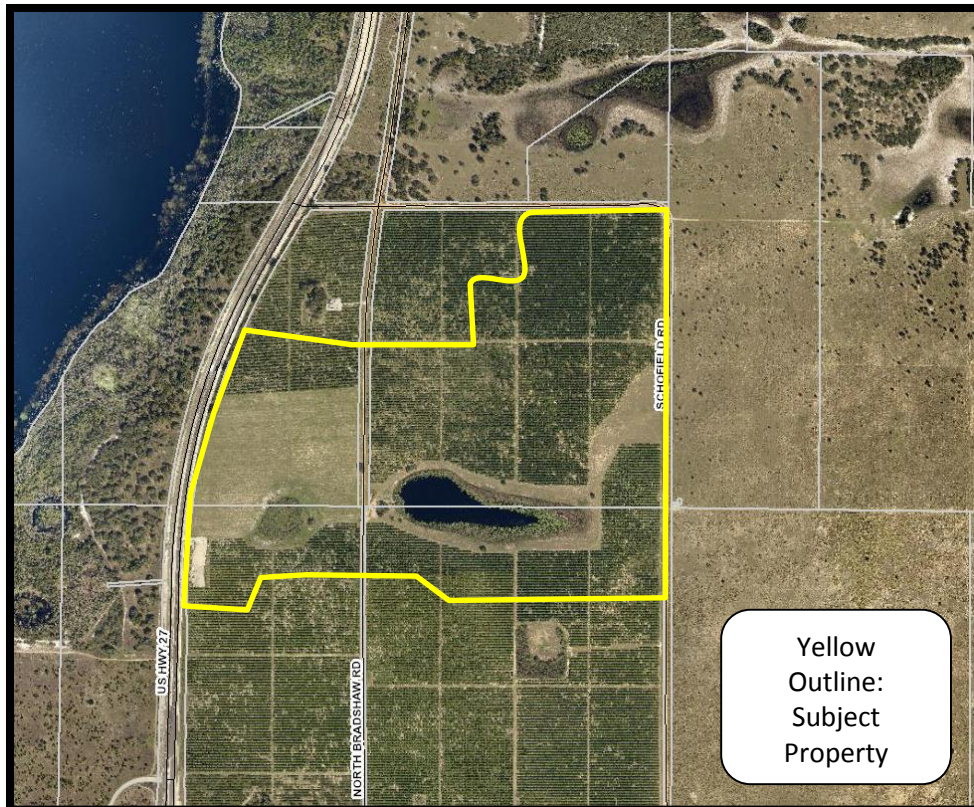
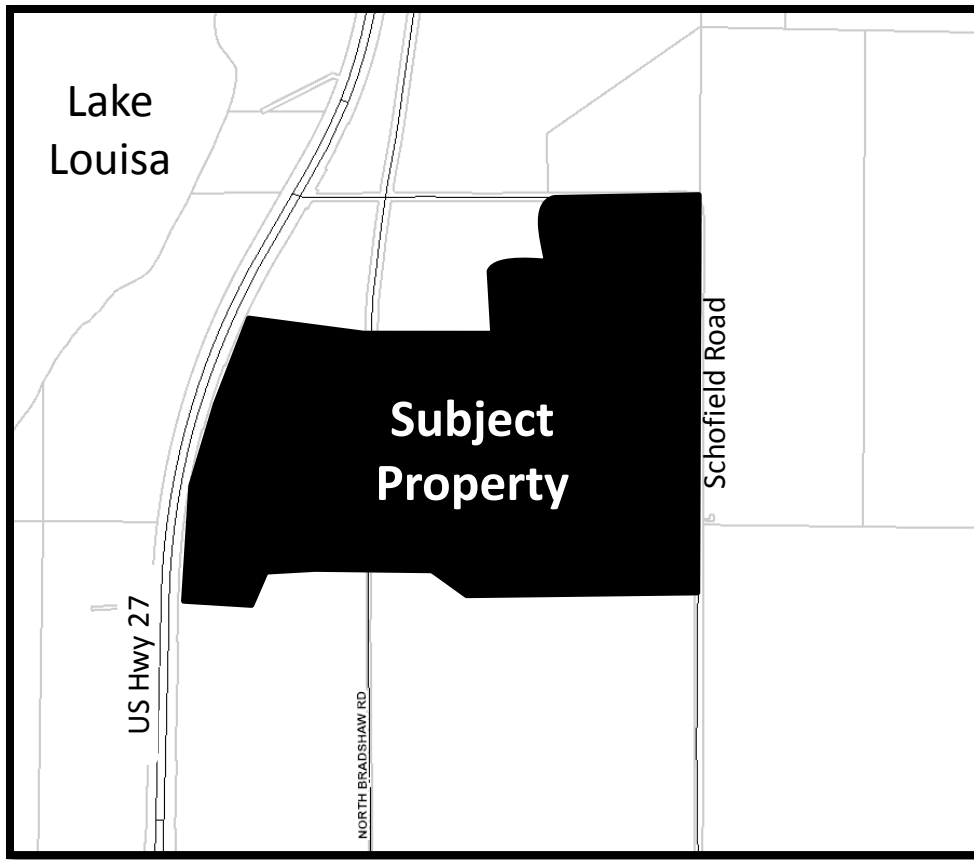
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

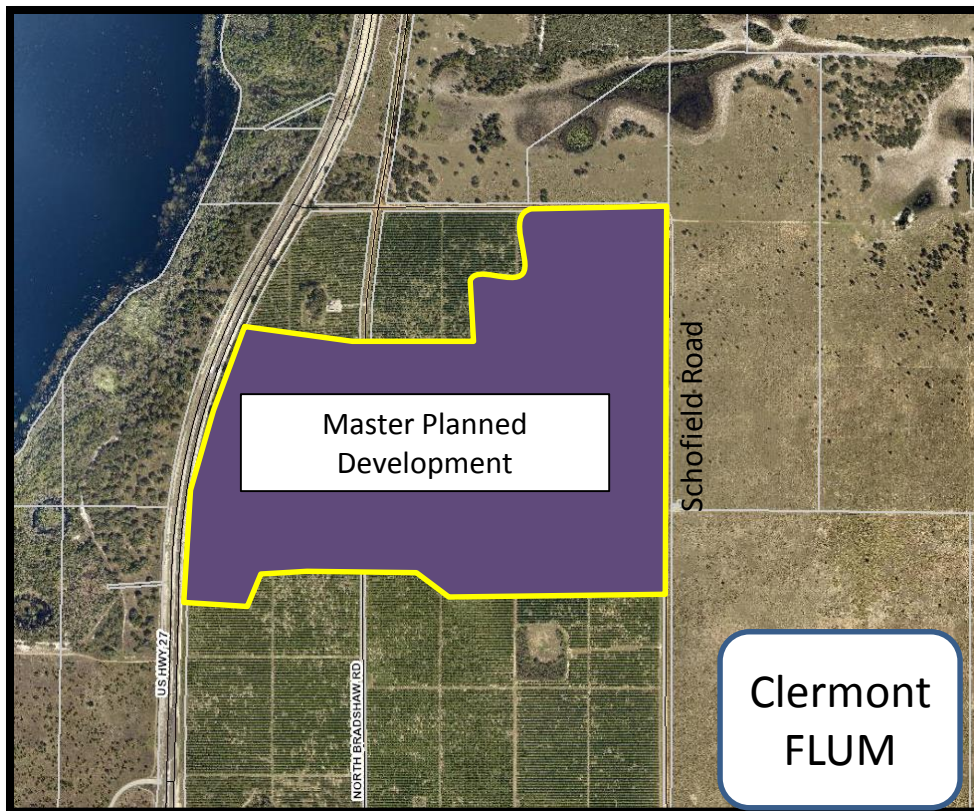
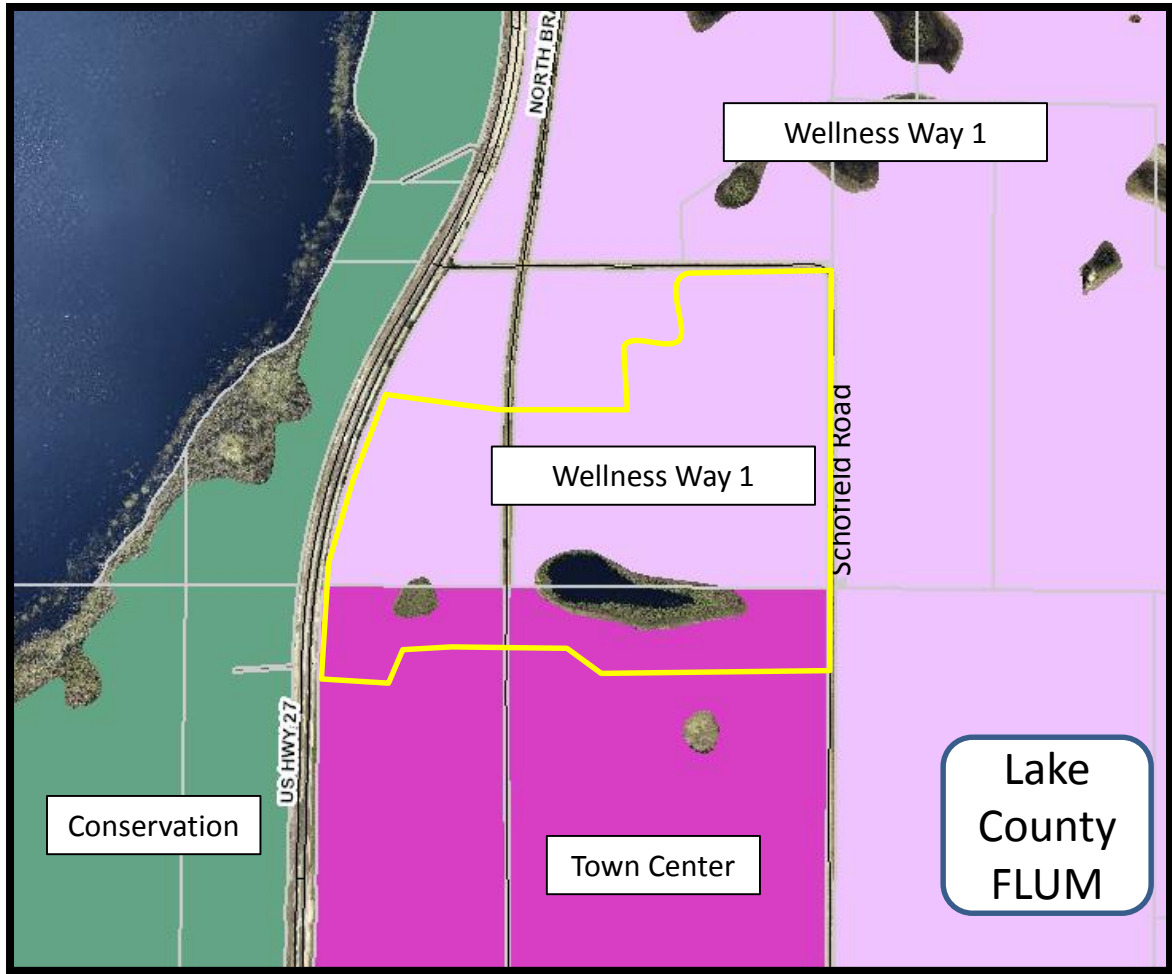
Approved as to form and legality:

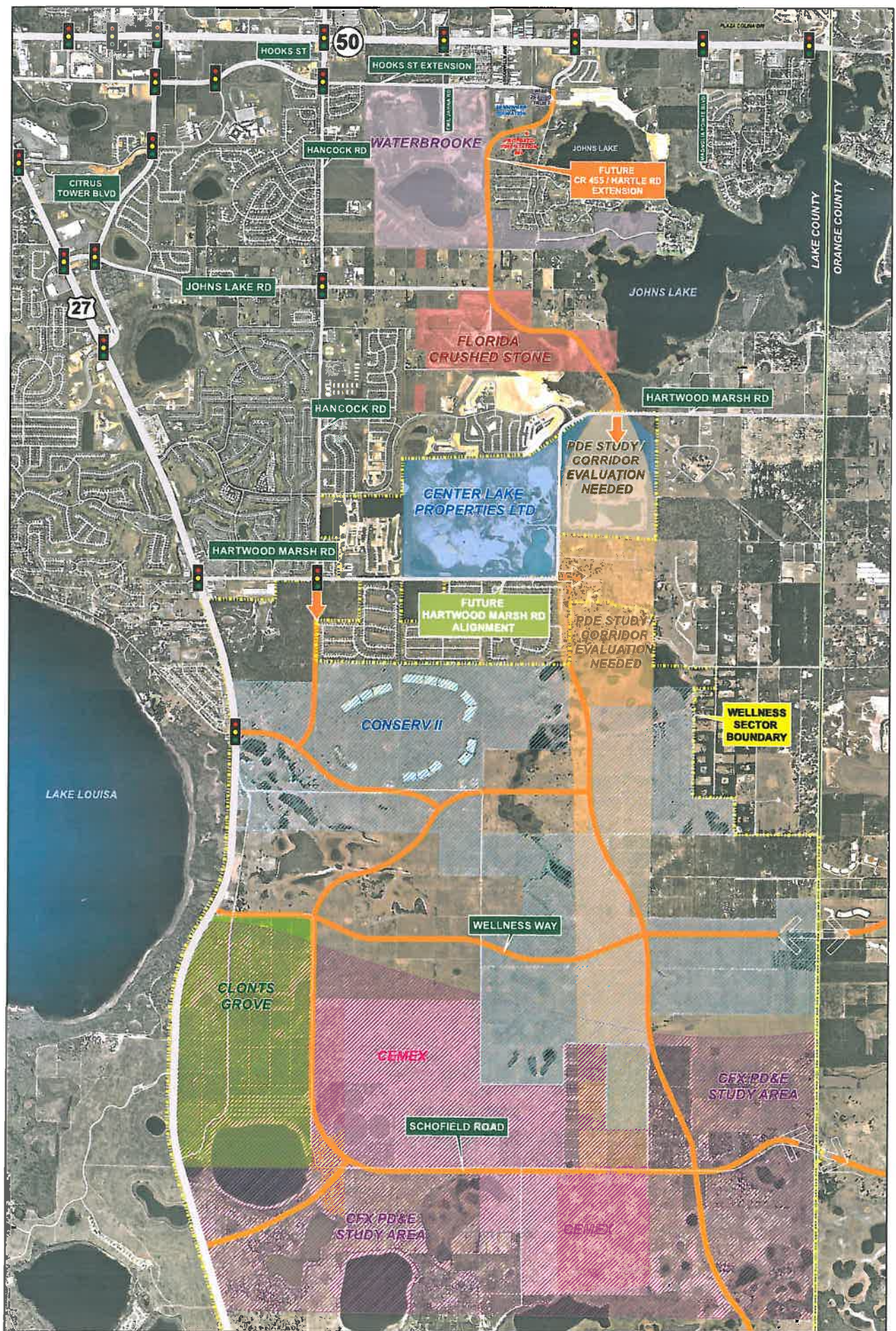
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map –Olympus



Future Land Use Map–Olympus





Wellness Way Area Plan

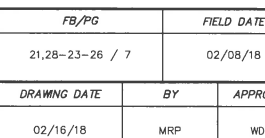
- Future Roads
- PDE Study/Corridor Evaluation Needed
- Wellness Sector Boundary

Drawing name: S:\Clonts Property\DWG-Civil 3D\Olympus_surbdry.dwg Sheet 1 Apr 10, 2018 1:02am by: wsamajot

REVISIONS			
DATE	DRAWN	REVISION	CHKD
4/18		ADDRESS AKERMAN COMMENTS	WDD

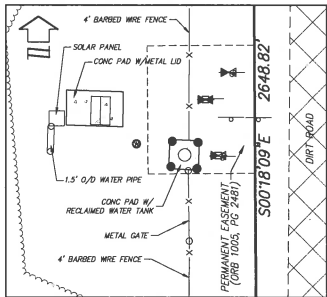
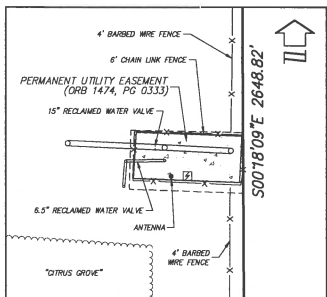
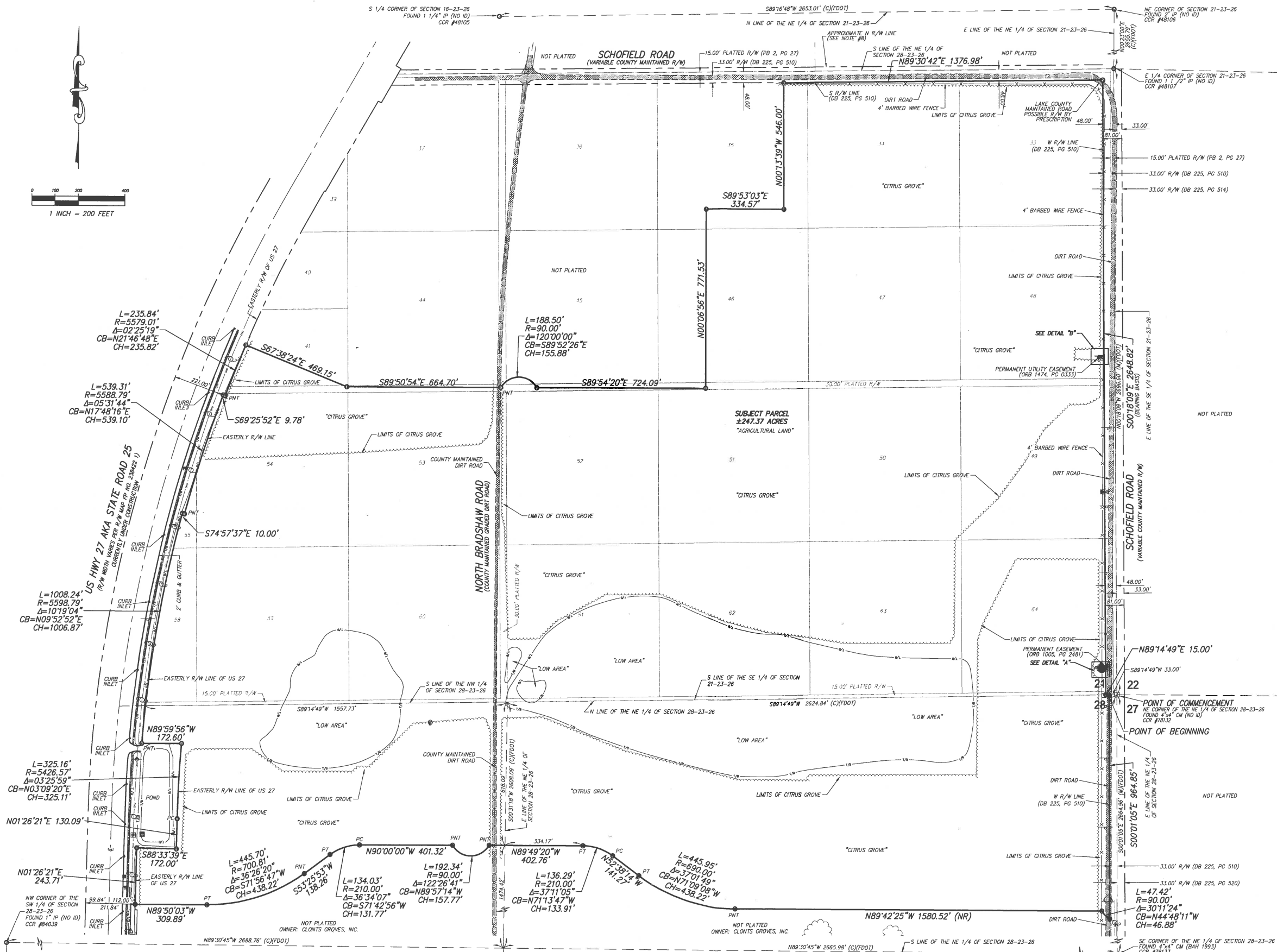
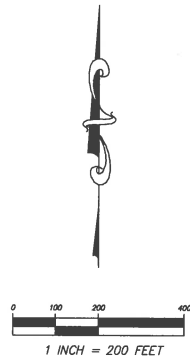
 **Dewberry**
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORITY: 0000011.D.0044

PLAT OF BOUNDARY SURVEY
-FOR-
OLYMPUS SPORTS &
ENTERTAINMENT GROUP, LLC



PROJECT NO.
50098617

SCALE
N/A



Drawing name: S:\Clients\Property\Lake-Civil-3D\Olympus_sports.dwg Sheet 2 Apr 10, 2018 7:46am by: wsmadist

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	03/14/18		ADDRESS AKERMAN COMMENTS	WDD

**Dewberry**

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF
SECTIONS 21 & 28, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
OLYMPUS SPORTS &
ENTERTAINMENT GROUP, LLC

FB/PG		FIELD DATE		PROJECT NO. 50098617	2 OF 2
21,28-23-26 / 7		02/08/18			
DRAWING DATE	BY	APPROVED	SCALE 1" = 200'		
02/16/18	MRP	WDD			



Annex 1809-0001

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

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

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

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

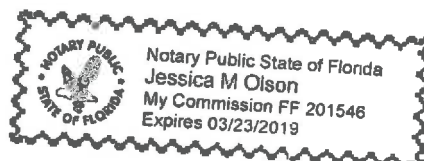
IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 10th day of July, 2018.

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

W. C. C. - Pres.
Landowner (Petitioner)

7/9/18
Date

Jessica M. Olson
Notary Public
3/23/2019
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 7-10-2018

Before me, the undersigned authority personally appeared W. Rex Clonts Jr., President of Clonts Groves, Inc. (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Municipal Services & Utilities
Comprehensive Plan Amendment & PUD
3. That said authority (owner) has appointed (agent's name) Dan O'Keefe and/or Brian Wheeler to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

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

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

X W. Rex Clonts Jr. - Pres.
Owner (signature)

X [Signature]
Agent's (signature)

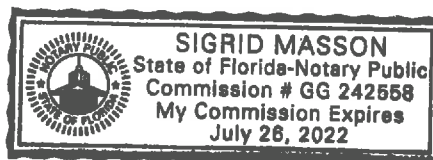
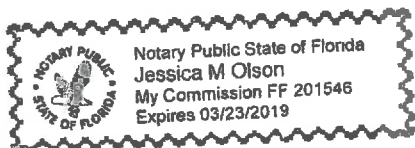
Sworn to and subscribed before me this 10th day of July, 2018.

Jessica M. Olson
Notary Public, State of FL
My commission expires: 3/23/2019

Sworn to and subscribed before me this 4th day of September, 2018.

Sigrid Masson
Notary Public, State of FL
My commission expires: 7/26/2022

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





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, October 9, 2018

Agenda Item Name

Ordinance No. 2018-34 *Transmittal*
Olympus

Requested Action

Recommend introduction and transmittal of Ordinance 2018-34.

Staff Report

Background

The applicant, Olympus Sports and Entertainment (OSE) has requested an amendment to the Future Land Use Map of the City of Clermont Comprehensive Plan. The City of Clermont Comprehensive Plan is a state required document that defines the City of Clermont long-range intentions regarding the nature and direction of future development.

This amendment application is associated with an annexation and an initial zoning application that have been filed with the City. Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the P & Z Commission (PZC) to allow for transmittal to DEO to review and render its comments prior to a public hearing on the zoning application. The initial zoning request to Planned Unit Development (PUD) is tentatively scheduled to be heard by the PZC on November 6, 2018.

Request

The applicant is requesting the City to designate the property with a future land use category as Master Planned Development (MPD). The subject site is 247.37 gross acres in size. The current Future Land Use designation in unincorporated Lake County is Wellness Way Area Plan Town Center and Wellness Way Area Plan 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

Future Land Use Categories	Minimum Density/Net Buildable Acre	Maximum Density/Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Town Center	6.00 (d.u)	25.00 (d.u)	0.30	2.00
Wellness Way 1	3.00 (d.u)	20.00 (d.u)	0.25	2.00
Wellness Way 2	2.50 (d.u)	15.00 (d.u)	0.20	2.00
Wellness Way 3	2.00 (d.u)	10.00 (d.u)	0.15	2.00
Wellness Way 4	0.00	0.00	N/A	N/A

The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development. The residential density and Floor Area Ratio (FAR) caps in the Master Planned Development FLU category are consistent with the Wellness Way Area Plan designations.

Property Information

The subject property is composed of 247.37 gross acres and located mostly within the City of Clermont Utility Service Area. The property is currently located within the Lake County Wellness Way Area Plan. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County.

The Applicant envisions a project that incorporates residential, commercial, office, sports & performance venues, open space and civic uses.

Current Property Use

At present, the subject property is a non-active orange grove, which has succumbed to citrus greening.

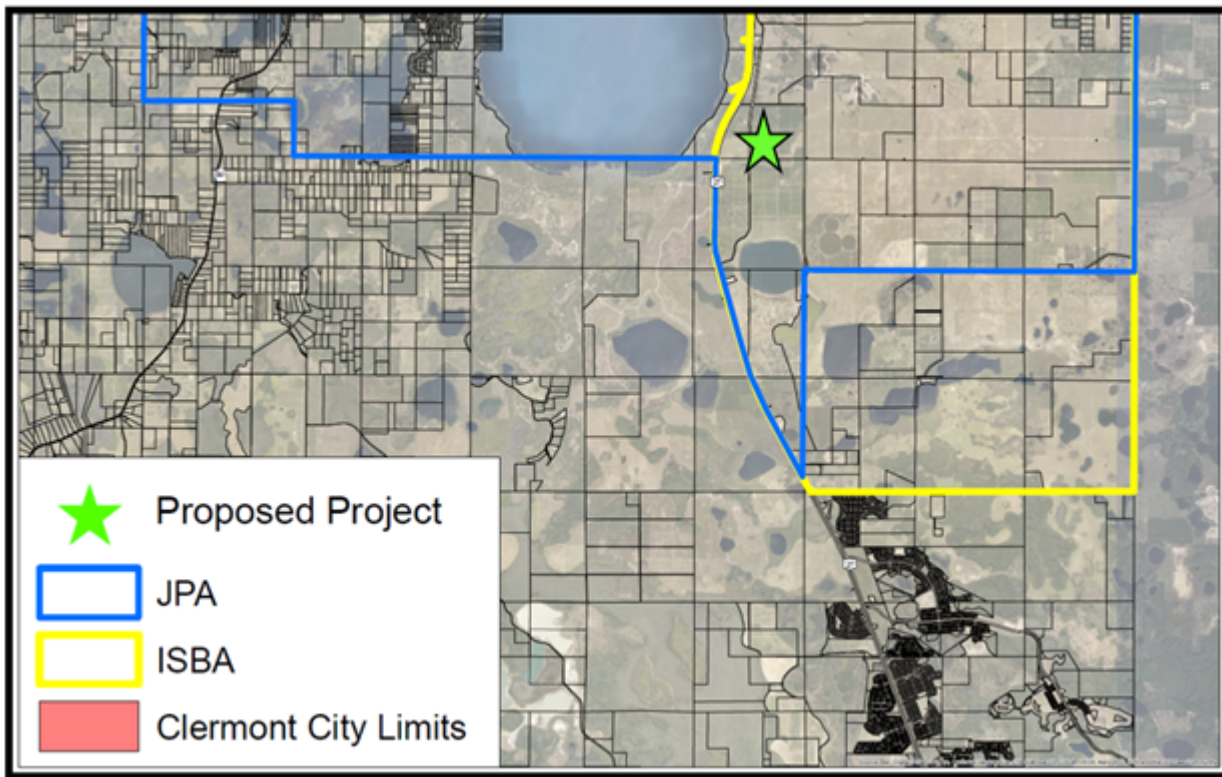




Analysis

The City of Clermont is the utility service provider for the subject property. The city has envisioned this area as next generation employment opportunities. The economic objective of this area is employment. Olympus is able to activate significant employment and economic opportunity for the City, region and state. Over 5,600 jobs in targeted sectors will be created. In their Economic and Fiscal Impact studies, Olympus is described as a world-class destination for Olympic and professional sports training and events activating over 5,600 jobs and \$1.4 billion in taxable value.

The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long range designation for the use of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area. This future land use application has a companion rezoning application, which will join after the State of Florida Economic Opportunity provides their review and comment.



State law requires the City to perform a public facilities evaluation for Comprehensive Plan Amendments that would increase the allowable density or intensity of a property. The Lake County future land use designation would permit intensities similar to the City of Clermont Master Plan land use. However, City staff has reviewed the ability to provide public services to ensure adequate services associated with the annexation.

Transportation: The subject property lying within the Wellness Way Area has an identified transportation network by Lake County. Currently, Lake County and the City of Clermont are participating in a Central Florida Expressway Authority (CFX) PD & E study on the corridor between US27 and SR429. It is anticipated that this project would result in a limited access toll facility owned and operated by CFX. The results of the PD & E are anticipated to be presented to the CFX Board in early 2019.

In addition to the CFX PD & E study, a Transportation Impact Analysis is currently underway by the applicant to identify the framework roadway network to support the Olympus project. The network to be studied includes Hancock Rd, Wellness Way Parkway and CR455. The findings of this study will be used to craft appropriate conditions for the PUD zoning application.

School Capacity: Olympus Sports and Entertainment has applied for Concurrency with the Lake County School Board for the proposed residential component of the project. The findings of that analysis will govern the development of the project.

Utilities: There is sufficient Potable Water and Wastewater treatment capacity in the City's facilities to support the proposed Olympus project. Negotiations are underway for the design, financing and construction of the required transmission and collection systems needed to service the project.

Public Safety: The City's long-range plan for facilities and services anticipates the expansion of the municipal

boundary to this southern area, consistent with the boundaries of the JPA and ISBA agreements. The City has the resources to serve this area with Police and Fire services. The City is evaluating the timing and staging of additional needed services as the project and area develop over time.

Parks and Open Space: The area is currently used for rural/agricultural uses and has no deficiencies at this time. The Olympus project has an expansive open space system that will be evaluated during the consideration of the PUD zoning process to ensure compliance with the appropriate level of service standard.

Staff Recommendation

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is logical to support this future land use amendment along with the associated annexation request. The project incorporates residential, commercial, office, sports & performance venues, open space and civic uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) designation. Staff recommends approval of the transmittal of Ordinance 2018-34 for the large-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way-1 and Town Center to the City's Master Planned Development.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Olympus CPA ORD 2018-34	Olympus CPA ORD 2018-34.doc
2.	CPA Application	CPA Application.pdf
3.	Olympus Maps	Olympus Maps.pdf
4.	Wellness Way Road Network	Wellness Way Road Network.pdf
5.	Wellness Way Comp Plan LC	Wellness Way Comp Plan LC.pdf
6.	ALTA Survey	ALTA Survey.pdf
7.	CPA Legal Ad	CPA Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

ALL OF TRACTS 47, 48, 50, 51, 52, 53, 59, 60, 61, 62, AND 63 ALSO A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 49, 54, 55, 58 AND 64 ALSO A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND ALL OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 47 ALSO THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 52 AND 61 OF MONTE VISTA PARK FARMS PER THE PLAT



CITY OF CLERMONT
ORDINANCE NO. 2018-34

THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALL LYING IN SECTIONS 21 AND 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF US HIGHWAY 27 AND SOUTH AND WEST OF SCHOFIELD ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'49"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'05"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 964.85 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 30°11'24", A CHORD BEARING OF N44°48'11"W AND A CHORD DISTANCE OF 46.88 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.42 FEET TO THE END OF SAID CURVE; THENCE N89°42'25"W, A DISTANCE OF 1580.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE



CITY OF CLERMONT
ORDINANCE NO. 2018-34

N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 334.57 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1376.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°18'09"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2648.82 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4



CITY OF CLERMONT
ORDINANCE NO. 2018-34

OF AFORESAID SECTION 21; THENCE N89°14'49"E ALONG SAID SOUTH LINE,
A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 247.37 ACRES MORE OR LESS.

Portions of Alternate Keys 1594600 & 1462436

CHANGE IN FUTURE LAND USE CLASSIFICATION

From Lake County: Wellness Way-1 and Town Center
To City of Clermont: Master Planned Development

SECTION 2.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

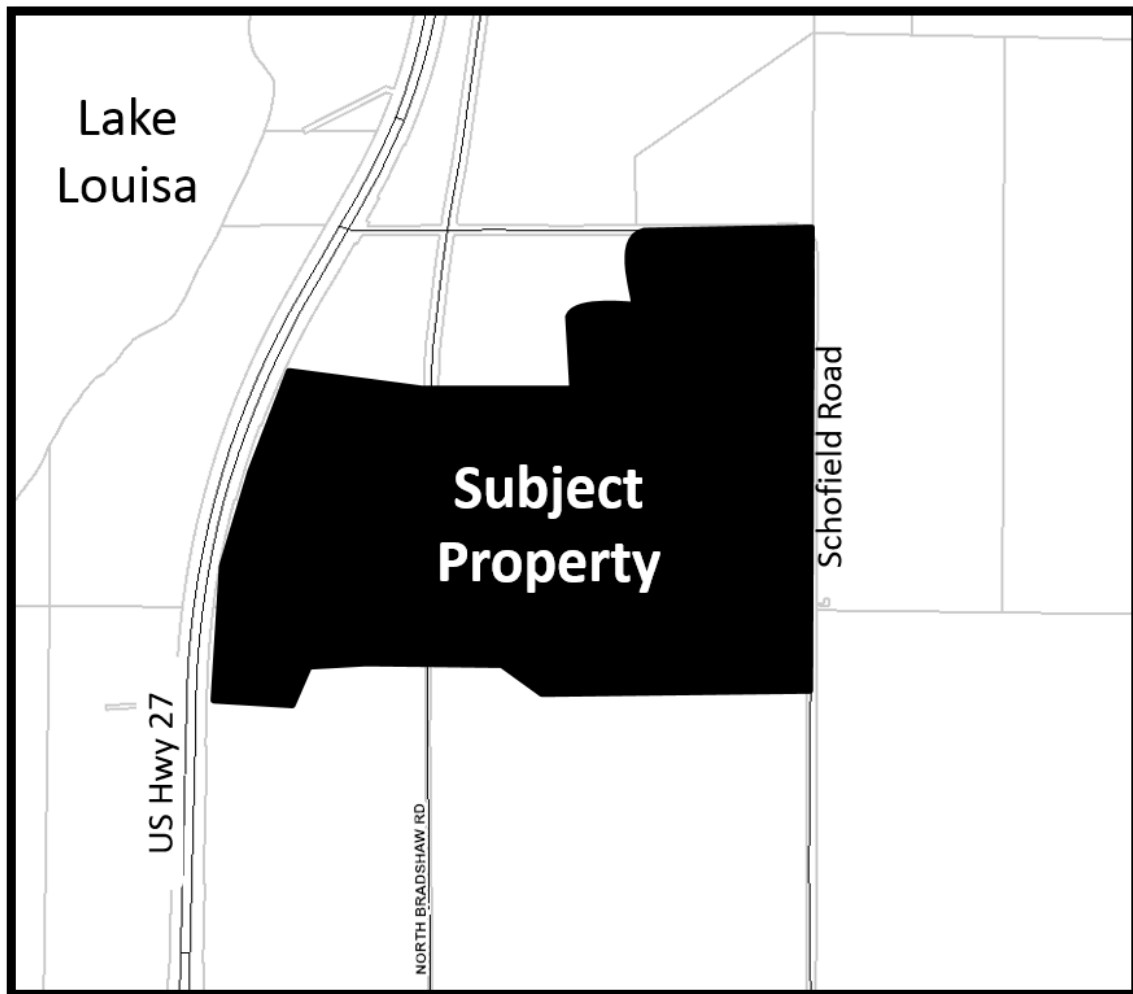
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-34

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 11th day of December, 2018.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Comp 1809-0001

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 08/30/2018

FEE: \$2,325

Project Name (if applicable): OLYMPUS CLERMONT

Applicant: OLYMPUS SPORTS & ENTERTAINMENT

Contact Person: G. BRIAN WHEELER RLA

Address: 9822 TAPESTRY PARK CIRCLE SUITE 201

City: JACKSONVILLE State: FLORIDA Zip: 32246

Phone: 904-607-5005 Fax: N/A

E-Mail: BWHEELER@GGI-TAPESTRY.COM

OWNER: CLONTS GROVES INC c/o Cecelia Bonifay, Esq.

Address: 420 South Orange Avenue Suite 1200

City: Orlando State: FLORIDA Zip: 32801

Phone: 407-581-6205 Fax: 407-254-4230

E-Mail: cecelia.bonifay@akerman.com

General Location: US 27/ N. BRADSHAW Rd. & SCHOFIELD Rd.
East of Lake Louisa State Park

Legal Description (include copy of survey): Survey pdf file & Legal
word file provided

Property size (in acres or square feet): 247.37 ac.

Flood hazard area (yes) ☒ and approx. acreage 21.53 (no) ☐ contained

Existing (Actual) Land Use: orange grove on property

Existing Zoning: "A" AGRICULTURAL (Lake County)

Existing Future Land Use: WW-1 & TOWN CENTER (Lake County)

Proposed Future Land Use: MASTER PLANNED DEVELOPMENT

Type of development proposed: SPORTS VENUES, TRAINING, MEDICAL,
MIXED-USE VILLAGE, HOSPITALITY, RESIDENTIAL, PUBLIC USE



Proposed density (dwelling units/acre) or intensity: 4.4 du/ac 0.18 FAR

Proposed Zoning District: PLANNED UNIT DEVELOPMENT

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

Subject Property was reviewed by DEO within the Wellness Way Area transmitted July 30, 2015 resulting in the Wellness Way Urban Service Area & Remedial Comprehensive Plan Amendment in Lake County. The Subject Property is within the established Joint Planning Area & Utility Service Boundary with Clermont.

Annexation of the Property into Clermont requires establishment of Future Land Use & Zoning. The requested FLU District & attendant PUD requirements provides equivalent development controls. Utility Service requirements have been determined.

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

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

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

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

G. BRIAN WHEELER

_____, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
WW1 / WW TOWN CENTER to MASTER PLANNED DEVELOPMENT for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

G. BRIAN WHEELER

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 30th day of August, 2018.



X Sigrid Masson
Notary Public, State of Florida at Large

My Commission Expires: _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

W. Rex Clonts Jr., President of Clonts Groves, Inc., who being

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

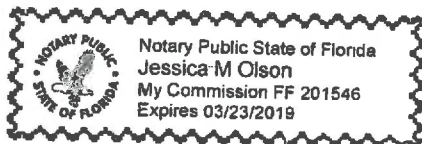
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Lake County Town Center to City of Clermont Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Dan O'Keefe and/or Brian Wheeler to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

W. Rex Clonts Jr.
Affiant - Applicant Name (print)

X W. Rex Clonts Jr. - Pres.
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

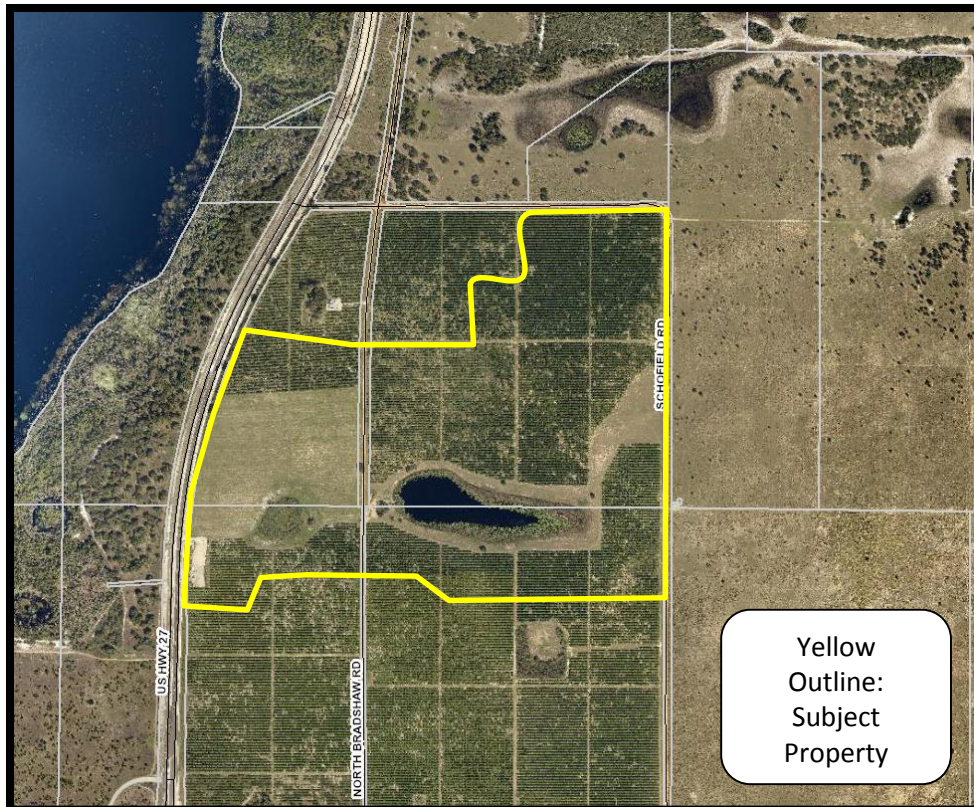
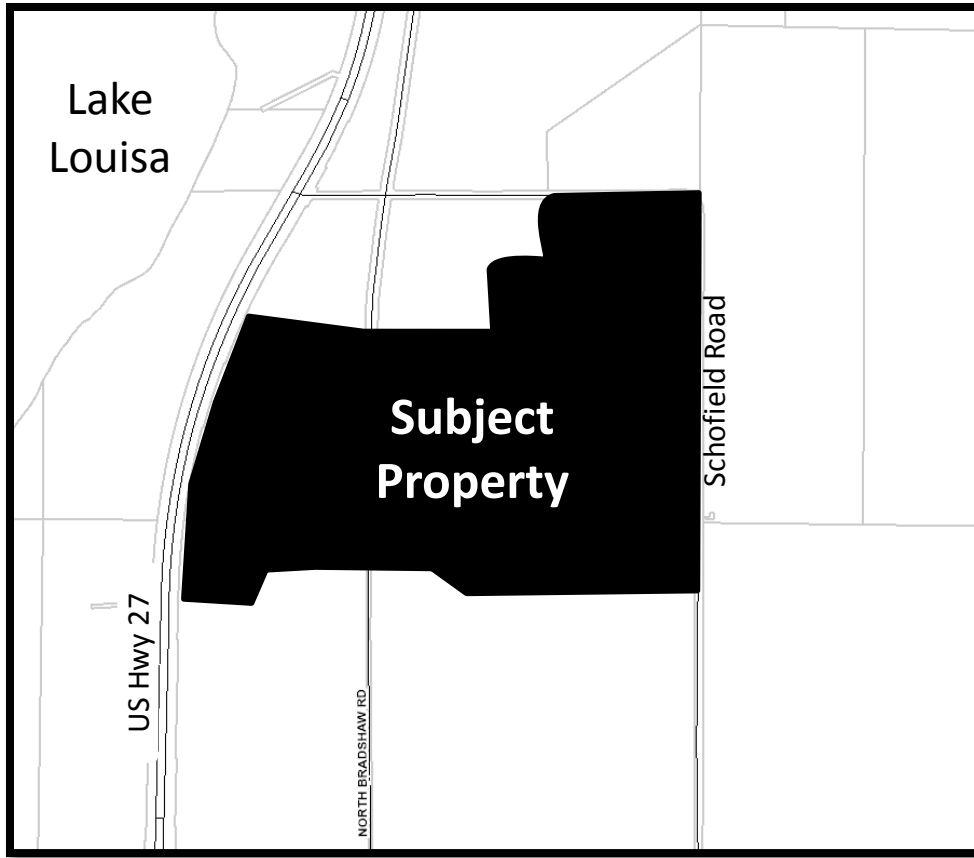
or personally known by me this 10th day of July, 2018.



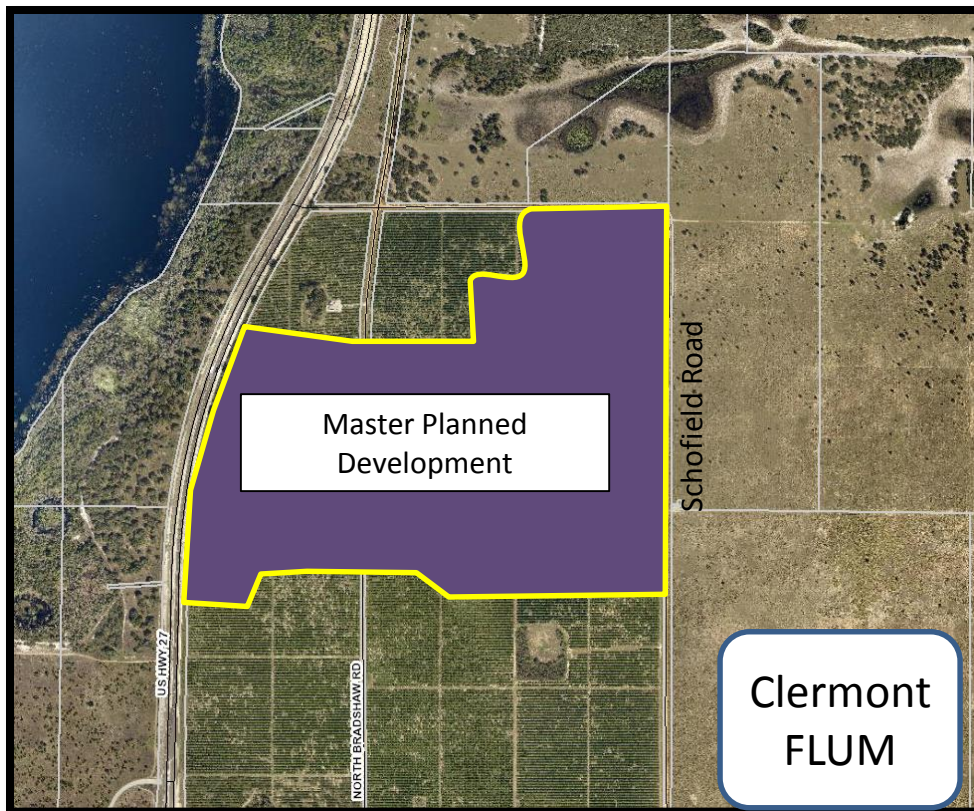
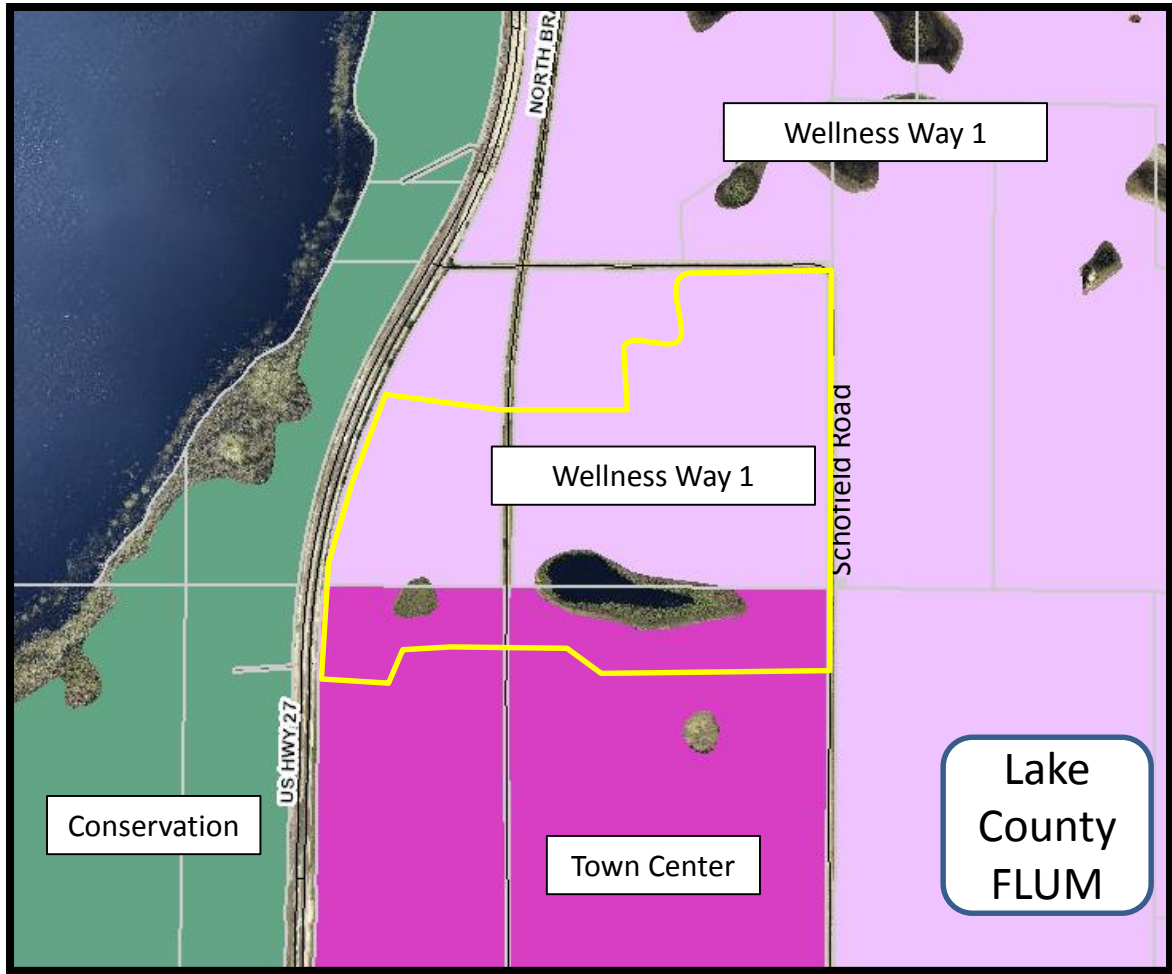
X Jessica M. Olson
Notary Public, State of Florida at Large

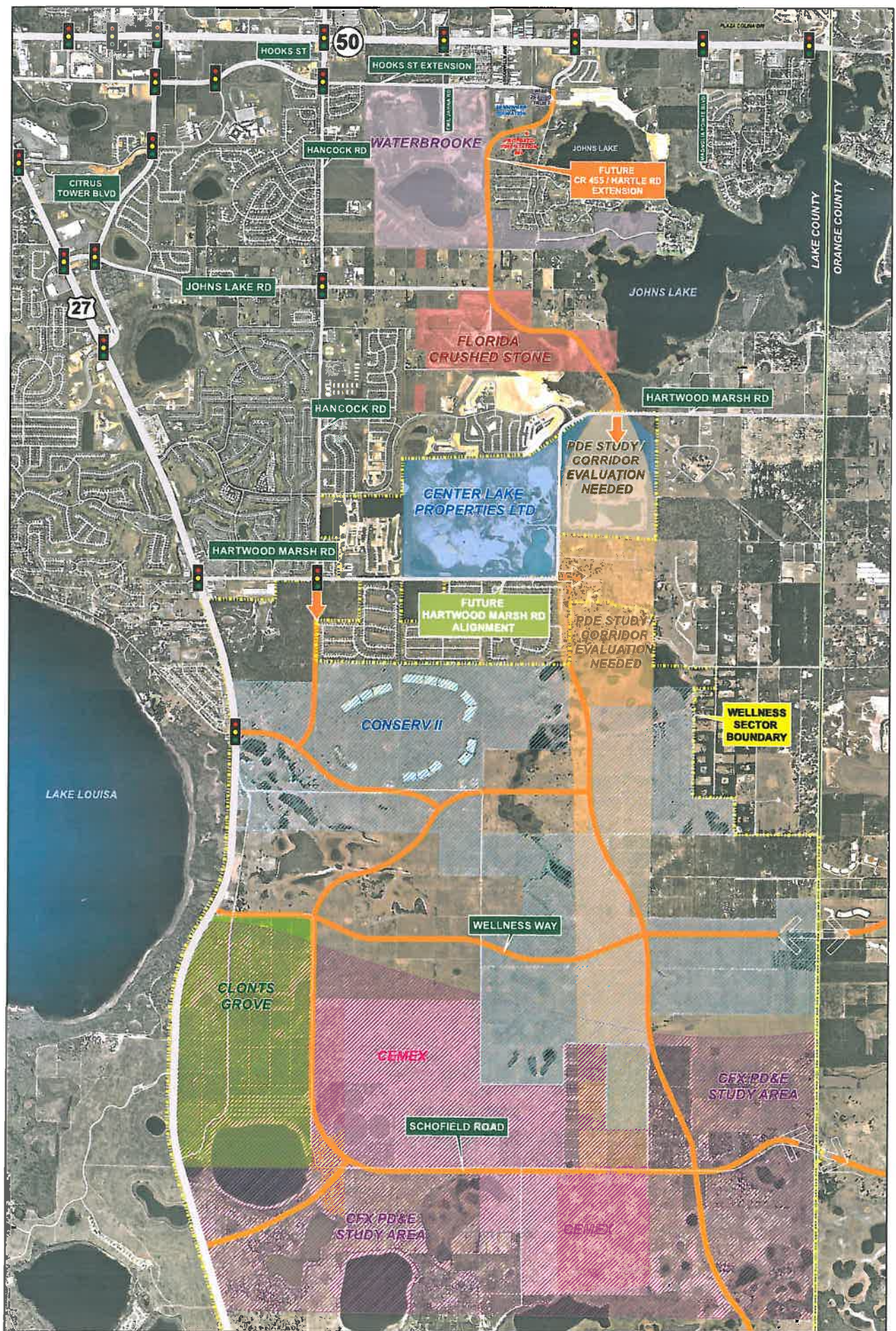
My Commission Expires: 3/23/2019

Exhibit - Location Map –Olympus



Future Land Use Map–Olympus





Wellness Way Area Plan

- Future Roads
- PDE Study/Corridor Evaluation Needed
- Wellness Sector Boundary

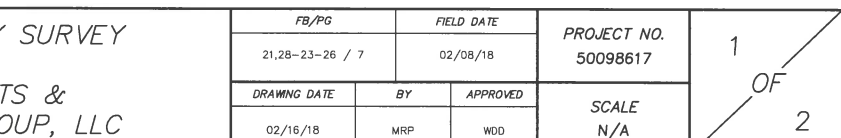
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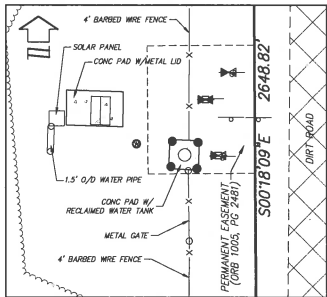
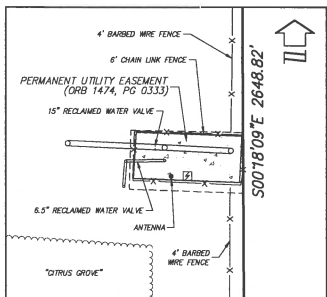
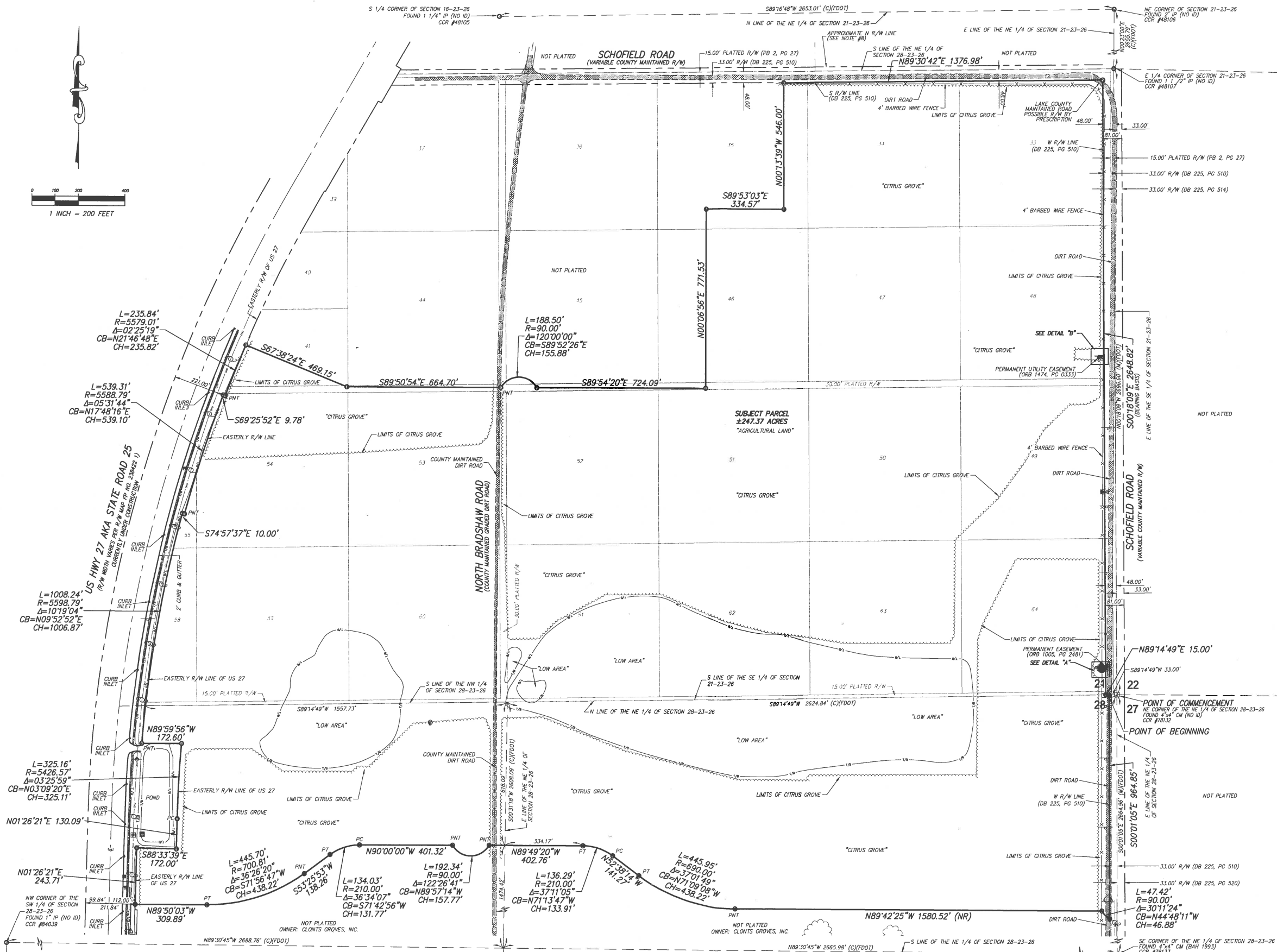
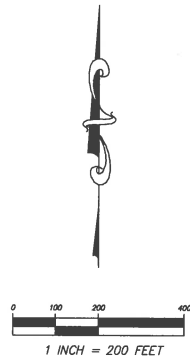
REVISIONS			
DATE	DRAWN	REVISION	CHKD
4/18		ADDRESS AKERMAN COMMENTS	WDD

 **Dewberry**
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORITY: 0000011.D.0044

A PORTION OF
SECTIONS 21 & 28, TOWNSHIP 23
SOUTH, RANGE 26 EAST

CONTAINING: 247.37 ACRES MORE OR LESS.





Drawing name: S:\Clients\Property\Olympus-Civil-3D\Olympus_surbdy.dwg Sheet 2 Apr 10, 2018 7:46am by: wsmadist

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	03/14/18		ADDRESS AKERMAN COMMENTS	WDD

**Dewberry**

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF
SECTIONS 21 & 28, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
OLYMPUS SPORTS &
ENTERTAINMENT GROUP, LLC

FB/PG		FIELD DATE		PROJECT NO. 50098617	2 OF 2
21,28-23-26 / 7		02/08/18			
DRAWING DATE	BY	APPROVED	SCALE 1" = 200'		
02/16/18	MRP	WDD			

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2018-34

The City of Clermont will hold public hearings on Tuesday, October 2, 2018 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, October 9, 2018 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Wellness Way-1 and Town Center to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, December 11, 2018 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

1.5 miles south of the Lake Louisa Road and US Hwy 27 intersection
East of US Hwy 27 and west of Schofield Road
Approx. 247.37 +/- Acres
Portions of Alternate Keys 1594600 & 1462436

Ordinance NO.2018-34:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D045904 - September 22 & November 27, 2018

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D045904 (100%)

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