



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, November 2, 2021**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the October 5, 2021 Planning and Zoning minutes

REPORTS

UNFINISHED BUSINESS

Item No. 1 - Ordinance No. 2021-021 -
Withdrawn
Karma Housing Small-scale Comprehensive Plan
Amendment

The applicant is requesting a Small Scale Comprehensive Plan Amendment for 3.04 +/- acres located southwest of the SR 50 and East Avenue intersection. The applicant is requesting a change from Commercial to Master Planned Development.

Item 2 - Ordinance No. 2021-022 *Withdrawn*
Karma Housing Rezoning

The applicant is requesting an amendment to PUD Ordinance 2020-01 to increase the number of dwelling units from 36 units to 54 units on the 3.04 +/- acre project through the use of the Workforce Housing Density Bonus.

NEW BUSINESS

Item 3 - Resolution No. 2021-052R
Travelcamp RV Conditional Use Permit

Consider the request for a Conditional Use Permit to allow for the storage, display and sales and service of Recreational Vehicles at 2480 South US Highway 27.

Item 4 - Resolution No. 2021-053R
Clermont National Golf Course Conditional Use
Permit

Consider the request for a Conditional Use Permit to allow for the operation and restoration of an existing golf course located at 2601 Diamond Club Drive.

Item 5 - Ordinance No. 2021-032 - *Tabled to*
January 4, 2022
Stillwell Clermont Rezoning

Item 6 - Ordinance No. 2022-001
Property Rights Element

Under adopted House Bill No. 59, a Property Rights Element shall be added to the City's Comprehensive Plan.

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
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Item 7 - Ordinance No. 2022-002
Wellness Way Future Land Use Amendment

This is a staff initiated amendment to add a new goal along with objectives and policies to support the Wellness Way area.

Item 8 - Ordinance No. 2022-003
Capital Improvement Element

This is a staff initiated amendment to update the Level of Service (LOS) and B-5 & B-6 of the element.

Item 9 - Ordinance No. 2022-004
Potable Water Element Amendment

This is a staff initiated amendment to reflect changes in the planning horizon (2031) and the current water supply plan - Appendix A.

Item 10 - Ordinance No. 2022-005
Intergovernmental Coordination Element

This is a staff initiated amendment to update language regarding water supply planning.

Discussion of Non-Agenda Items

ADJOURN

Any person wishing to appeal any decision made by the Planning and Zoning Commission 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 as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.

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 Committee Clerk for the City's records.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
October 5, 2021

The meeting of the Planning & Zoning Commission was called to order on Tuesday, October 5, 2021 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Lavonte Rogers, Vincent Niemiec, David Colby, Joe Gustafson, Jane McAllister and Chuck Seaver. Also present for City staff was City Attorney Dan Mantzaris, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the September 7, 2021 minutes of the Planning & Zoning Board as amended made by Commissioner Rogers. Motion was seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Niemiec stated that Lake County BOCC approved The Groves for 661 homes. He stated that he wanted to give a shout out to South Lake TV for keeping Clermont informed.

Commissioner Rogers thanked city staff for the work they do.

Chairman Krzyminski stated he attended the Sips and Salsa and there was a good turn-out.

NEW BUSINESS

Item #1: Ordinance No. 2021-024 – The Vue Small-Scale Comp Plan Amendment

Request: Consider a request for a Small-Scale Comprehensive Plan Amendment for 6.63 +/- acres. The applicant is requesting a change from Low Density Residential to Commercial.

Item #2: Ordinance No. 2021-025 – The Vue Rezoning

Request: Consider a request for an amendment to PUD Ordinance 2017-24 on approximately 30 acres to allow multi-family units and to include additional acreage with the workforce housing density bonus criteria.

Planning Manager John Kruse presented the staff report for both items as follows:

The applicant has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment to change a portion of the property from Low Density Residential to Commercial. The second request is for an amendment to PUD Ordinance 2017-24. The applicant is requesting these amendments to: (1) grant approval to construct multi-family units on the Hooks Street frontage and (2) to add approximately 6.6 acres South of Hooks Street to the PUD to be utilized for workforce rental housing.

Small-Scale Comprehensive Plan Amendment:

The Small Scale Comprehensive Plan Amendment is for property located south of Hooks Street, between Miss Florida Avenue and Excalibur Road. The parcel is approximately 13.3 acres with a

portion consisting of 6.63 acres for the requested change. The whole parcel is not seeking the Future Land Use Amendment.

When reviewing requests for new Commercial Future Land Use designations, the Comprehensive Plan provides the following guidance: 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.

The adopted Objective and Policy from the Comprehensive Plan do not support the applicant's request to utilize approximately 50 % of the land area for residential use with no commercial use. Commercial FLU lands are desired for employment and non-residential support uses.

Staff has reviewed the Future Land Use amendment request and finds the application also does not meet the requirements of Section 86-226 (3), Review Criteria. The request appears to be singling out a small parcel of land for a use classification very different from that of the adjoining area for the benefit of the owner of that property and to the detriment of other property owners. There has been no data presented by the applicant to justify the modification of the Single Family FLU category.

Staff recommends denial of Ordinance No. 2021-024 and the proposed amendment because it fails to comply with Policy 1.9.1 of the Future Land Use Element and Section 86-226(3) of the Land Development Code.

PUD Amendment

The applicant is requesting a PUD amendment to add multi-family development within the project and to increase the multi-family acreage. The project, approximately 30 acres, is located west of the Miss Florida Avenue and Hooks Street intersection, north and south of Hooks Street, directly north of the East Ridge High School baseball field.

The multi-family addition is also seeking the density bonus provision under Section 122-358 of the Land Development Code. Several waivers that were previously approved under Ordinance 2017-24 are now being increased or extended on other portions of the property along with some additional waivers being requested. These include an increase in the depth of cut and fill and the increase in acreage where they will occur along with a waiver to the density bonus section to allow the concentration of workforce housing to occur in mainly one area of the development. The multi-

family project to the north will consist of four story buildings. The project to the south will consist of three story buildings. The multi-family project to the north will be a separate project from the south project and developed by two different developers. The south project is seeking funding from the Florida Housing Authority Loan Program for the workforce housing project. The multi-family proposal will consist of 322 units with 97 units designated as workforce housing units. The applicant is requesting a waiver to allow the segregation and staff is unable to support this request. While the applicant's proposal to provide workforce housing within the City is commendable, the proposed design of the development does not comply with the bonus density requirements contained in Section 122-358, primary the inclusion of floating units throughout the project. Section 122-358 requires the housing units to be of the same quality and should not appear different and the residents must have access to the same amenities as all other residents of the project.

The changes in the development plan include an increase in the depth of cut on the project. Previously, the project was allowed 28 feet cut provision as a waiver. The applicant is seeking a 35 foot cut in limited areas on the site (1.4% of the site), along with keeping the original 28 foot depth. This appears to be necessary since the multi-family portion is moving more into the commercial portion of the site. The previous commercial lots (1-6) had a minimum depth from SR 50 of 250 feet. The proposed commercial lots now have 190 feet, thus this 60-foot reduction has increased the percentage of the overall parcel for the multi-family use, which in turn, is increasing the cut/fill request. In addition, the applicant is requesting the cut/fill waiver on the portion of the property south of Hooks Street. This was never presented to council for consideration in the past since this parcel was always designated as stormwater/open space. The cut/fill plan indicates that a majority of the area for the south development plan will exceed the City's 10-foot limitation. Staff is not supportive of the cut/fill increase, both in depth and in area, as well as the overall percentage use of the Commercial FLU designation for residential use. The PUD application is also incomplete since no traffic impact analysis has been submitted for review.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project does not comply with the Land Development Regulations, specifically Section 122-358 Workforce Housing Density Bonus and general requirements for granting an amendment to a Planned Unit Development (PUD). The segregation of housing type goes against the very principle of providing inclusive housing for all. The density and intensity of the project with the multi-family units has created the 35 foot cut request and 49 foot high staggered retaining walls in the project that does not preserve the natural topography. In addition, no traffic study was presented to analyze the impacts the development would have on the existing road network. Therefore, staff recommends denial of Ordinance No. 2021-025.

Jimmy Crawford, 702 W. Montrose St., stated that he is representing the property owner and applicant. He stated there were several there to answer any questions they may have. He stated that the workforce housing is needed and housing is considered constrained if you spend more than 30% of your expenses on your home. He stated that at minimum wage someone would spend about 91% of their income on today's rental prices. He showed several rentals in the area and their rentals

rates. He stated that Clermont is number 3 of the worst cities for affordable rentals, so the need is here. He stated that they are what the City asked for when they ended the moratorium of multifamily. He stated that they are asking for less entitlements than the previous PUD. He stated that there are a total of 4 ordinances previously attached to the property but the important Ordinances is 2016-15 and 2016-17 which gave them the entitlements to the northern portion. He stated that he disagrees with staff that multi-family was eliminated. He stated that in Ordinance 2017-24 does not contain any language repealing any other ordinance. He stated that they are asking for less acreage by 30,000 square feet and doing 2 less multi-family units. He stated that policy 1.9 and 1.9.1 policy does not restrict them. He stated that they currently have a waiver for 28 ft. cut and fill which is 7 feet more. He stated there are no other waivers other than what is already approved. He stated there is waivers for a smaller parking space size and a landscaping and signage along Highway 50 due to topography. He stated that you will be disqualified from FHFC financing if you have floating units. He stated that they will submit the request for the traffic study. He stated that they will provide the proportionate share for turning lanes.

City Attorney Dan Mantzaris asked Mr. Crawford if he understood that the floating unit issue criteria required for the density bonus does not comply with the City code the way his client has presented their project.

Mr. Crawford stated that he did agree that it does not comply with 122.358.

Jonathan Moore, 2419 Albert Lee Parkway, Winter Park, stated that he kept hearing about workforce housing and traffic. He stated that he understands about 10% of the units needs to be workforce housing. He stated that he learned that the leadership of Clermont had two different definitions about workforce housing. He stated that half want housing for the working poor and the other half want to accommodate the fireman, teachers, and nurses. He stated that workforce housing can only do subsidies for the low income. He stated that since his property is divided by a road, he could easily accommodate both income categories. He stated he could sell part of it to someone who works with tax credits for the working poor. He stated now that he has found 2 companies that are experts in each category, his main message is that this is the first project that has come before the City that accomplishes both of what the City needs.

Jeff Banker, 415 Citrus Tower Blvd., stated that they minimized what they had to do for retaining walls so they are positioned where they will be least visible from Hooks Street. He stated that they came up with a plan for the cut and fill, trying to keep the grades less than 5%. He stated that most of the cut will be to the rear of the property to hide the retaining walls. He stated they will need to increase the cut and fill by 7 feet in limited areas. He stated that this is the best approach for this property and project.

Ryan Studzinski, Woodfield Development, 2601 West Horatio, Tampa, stated that they are based out of the Carolinas and are actively expanding into Georgia and Florida. He stated that this will be the first expansion in the Orlando/metro area. He stated that they are focused on aesthetics. He stated that this property offered a lot of challenges due to the topography but they were able to stagger the buildings to hide the view of the walls.

Steve Smith stated that young couples can't afford to buy houses in the City of Clermont which is why more we need more apartments. He stated that they get calls every day from people who cannot afford their rent and need something affordable. He stated that they don't meet all the criteria of the code but they have an opportunity to do something for the people in the community.

Marion Ringwood, 1808 Nature Cove Lane, stated that she did not see any retention area. She asked how people will cross the four lane road to get across to where the amenities will be.

Mr. Crawford showed where the retention would drain and stated that each development would have their own amenities.

Commissioner Rogers stated that he has a hard time supporting the project due to the lack of a traffic study. He stated that Clermont is growing and traffic is an issue. He stated that the classrooms are overcrowded. He asked how many bedrooms for each unit.

Mr. Smith stated that 25% will be one bedroom, 50% will be two bedroom, and 25% will be three bedroom.

Commissioner Niemiec asked how much the rent will be for each bedroom.

Mr. Smith stated \$740 a month for 1 bedroom, 2 bed will be \$970, and 3 bedroom will be \$1150. He stated they have 300 people on a waiting list already.

Commissioner Niemiec asked about the lift stations.

Mr. Banker stated those are the lift stations to city sewer due to the elevation.

Commissioner Niemiec asked where the commercial property will be located.

Mr. Crawford showed the four lots along SR 50 where commercial will be.

Commissioner Niemiec asked where the extra entrances will be located.

Mr. Crawford stated that he misspoke and its turn lanes not entrances that are required.

Commissioner Niemiec is concerned with no secondary entry for emergency vehicles.

Mr. Crawford stated that they are required to put a wide boulevard entrance in when they cannot have a secondary entrance.

Mr. Banker stated that they would have to do a right in right out entrance due to the close proximity of Miss Florida Avenue.

Commissioner Niemiec asked what the original approval for the cut is in the existing approval.

Mr. Kruse stated 28 feet and now they are asking for 35 foot cut.

Commissioner Niemiec stated that he can't support this.

Commissioner Rogers asked if the workforce would be on the south portion of the property.

Mr. Crawford stated there will be 25 workforce housing on the north portion and 72 on the south side of the property.

Commissioner Colby asked 72 out of how many total units will be workforce housing on the south portion.

Mr. Crawford said there is 72 units total so all would be workforce housing.

Commissioner Colby asked about the rates and the formula for workforce housing.

Mr. Smith said they take the medium income of the county. He stated they don't want anyone paying more than 60% of income towards housing. He stated the rent rates will only go up as the medium income goes out.

Commissioner Colby stated that 97 out of 322 units is for workforce housing.

Mr. Smith stated that was correct.

Mr. Studzinski stated that the remaining units would be at market rate.

Commissioner Colby stated that he feels there is a living crisis and this location would be a good area for this workforce housing.

Commissioner Gustafson asked about current occupancy rates.

Mr. Crawford stated the occupancy rates are high because very few apartments have availability.

Mr. Smith stated that 98% of apartments are occupied. He stated that there is more demand for apartments.

Commissioner Gustafson stated that on the workforce they are not paid enough income. He stated he is in favor of workforce housing and we need to find a way to subsidize. He stated that he is not comfortable with the disagreement on the legal interpretation of on the zoning rules and laws between the applicant and staff. He stated that the traffic study and whether a right in right out is going to be required, should be addressed prior to a request being approved.

Commissioner McAllister asked if the rental amounts that Mr. Smith provided are for workforce housing or subsidized housing.

Mr. Smith stated there no longer subsidized rent, they are now subsidized apartments. He stated these would be for workforce housing.

Commissioner McAllister stated they should not segregate the workforce housing from any of the other apartments and amenities. She stated that is against the rules.

Mr. Smith stated that the north side and south side will have two different names. He stated he understands the rules, but these type of units are needed.

Commissioner McAllister stated that the Land Develop Code for the workforce housing should not be separate or different.

Mr. Crawford stated that the density for the southern part is 10 units per acre so they don't need the density bonus. He stated the northern section has more units per acre so they need the density bonus. He stated there is not enough workforce housing so the north portion needs the south portion included.

Commissioner Seaver stated that he shares the concern that there is no traffic study.

Chairman Krzyminski stated he is concerned about the traffic study and the floating units.

Action:

MOTION TO DENIAL of Ordinance No. 2021-024 made by Commissioner Jane McAllister. Motion seconded by Commissioner Joe Gustafson. Passed 6-1, with Commissioner Colby opposing.

Action:

MOTION TO DENIAL of Ordinance No. 2021-025 made by Commissioner Jane McAllister. Motion seconded by Commissioner Vincent Niemiec. Passed 6-1, with Commissioner Colby opposing.

Item #3: Ordinance No. 2021-030 – Prince Edward Rezoning

Request: Consider rezoning request from R-1 Single Family Medium Density to R-2 Medium Density Residential for a vacant parcel located on the corner of Prince Edward Avenue and East Minneola Avenue.

The applicant is requesting a rezoning from “R-1” - Single Family Medium Density Residential District to “R-2”- Medium Density Residential for a vacant parcel located on the corner of Prince Edward Avenue and East Minneola Avenue. The parcel is approximately 0.42 +/- acres with a Future Land Use Designation of Medium Density Residential.

The rezoning request to R-2 Medium Density Residential will allow for a lot split to create (2) two 75-foot wide lots for the future construction of two new single-family homes. The current lot dimensions are 150-foot wide x 122-foot depth. The minimum development standards for a single-family lot in the R-2 zoning district, requires a lot width of 75-foot and a minimum lot area of 7,500 square feet. The property located to the north has R-2 Medium Density Residential zoning. The vacant lot is considered as infill development because many of the surrounding properties are already developed. Infill housing is part of smart growth strategies and urban redevelopment to help promote growth and renewal of existing communities.

The Clermont Comprehensive Plan encourages and promotes infill development to increase the quality of life and property values in existing residential neighborhoods. Any future development of the lots will require compliance to the Land Development Regulations before the issuance of any building permits.

The proposed R-2 Medium Density Residential zoning will be consistent and compatible with the existing residential neighborhoods. The rezoning request is not in conflict with the Comprehensive Plan goals, objectives and policies for residential land use.

Staff has reviewed the application and provisions of the land development codes to ensure compliance with the review criteria.

Staff recommends approval of Ordinance No. 2021-030.

Terry Pitt, 944 5th St., stated that he is here to answer any questions.

Commissioner Seaver asked if both would face Prince Edwards.

Senior Planner Regina McGruder stated yes.

Action:

MOTION TO APPROVE Ordinance No. 2021-030 made by Commissioner Colby.
Motion seconded by Commissioner Rogers. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:35 P.M.

Max Krzyminski, Chairman

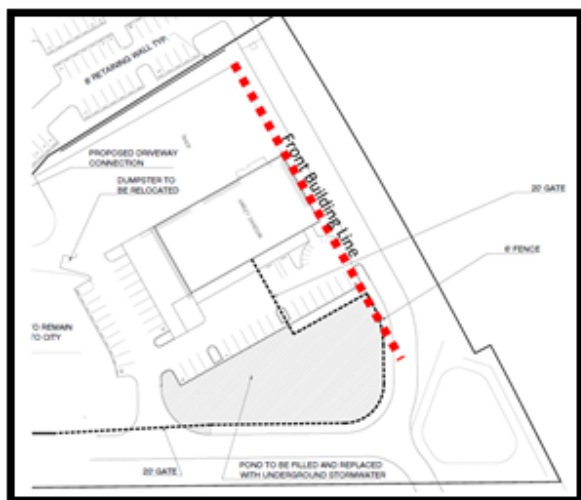
ATTEST:

Rae Chidlow, Planning Coordinator

AGENDA ITEM

Meeting Date	
Tuesday, November 2, 2021	
Agenda Item Name	
Resolution No. 2021-052R <i>Travelcamp RV Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2021-052R.	
Staff Report	

The applicant is requesting a Conditional Use Permit to allow for the storage, display, service and sale of Recreational Vehicles (RV), on a commercial site located at 2480 US Highway 27. The current zoning is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and the Future Land Use is Commercial. The 5.39 +/- acre parcel's previous use was motorcycle sales and services, aka the (Harley Davidson) dealership.



The "C-2" General Commercial zoning district, Land Development Code Section 122-224 requires a Conditional Use Permit for vehicle sales and services, including any expansion to the site. The property currently has a vacant commercial building with onsite parking. The applicant is proposing minor changes to the existing building and to redesign the parking area to accommodate the proposed use of RV sales and services. Any requested changes and redevelopment efforts to the property must comply with the Land Development Regulations and the provisions of the codes. The parking, storage and display of any recreational vehicles shall only be located behind the front building line; this will minimize the impact and visibility of the display along Highway 27.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be

required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-052R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | Travelcamp RV CUP-Staff Report | Travelcamp RV CUP-Staff Report.pdf |
| 2. | Travel Camp RV CUP RES 2021-052R | Travel Camp RV CUP RES 2021-052R.pdf |
| 3. | LOCATION MAP | LOCATION MAP.pdf |
| 4. | concept 2-Layout1 | concept 2-Layout1.pdf |
| 5. | Facility-Guidelines | Facility-Guidelines.pdf |
| 6. | About-Travelcamp | About-Travelcamp.pdf |
| 7. | CUP Application | CUP Application.pdf |
| 8. | Resolution No 2021-052R Legal AD | Resolution No 2021-052R Legal AD.pdf |



CITY OF CLERMONT Staff Analysis Report

OWNER: Salem Hassan

APPLICANT: FCH Properties, LLC.

PROJECT NAME: Travelcamp RV Sales

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for the storage, display, and sales and service of Recreational Vehicles in a Planned Unit Development (PUD) zoning district, with C-2 General Commercial permitted uses.

SIZE OF PARCEL: 5.39 acres +/-

LOCATION: 2480 South US Highway 27

EXISTING ZONING: PUD/C-2 General Commercial District

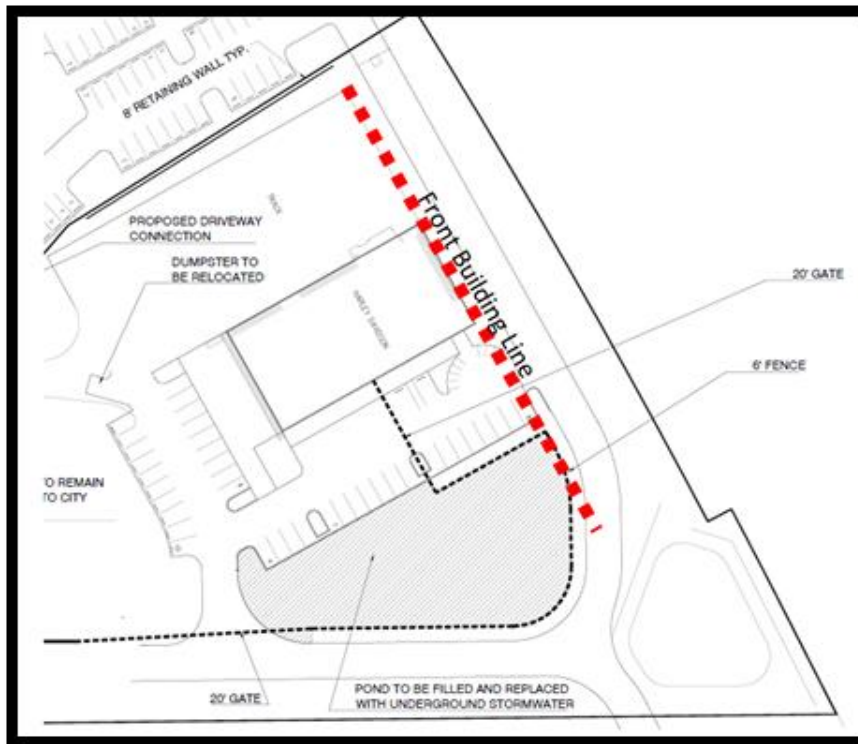
EXISTING LAND USE: Vacant Commercial Site/Building

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit to allow for the storage, display, service and sales of Recreational Vehicles (RV), for a commercial site located at 2480 US Highway 27. The current zoning is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and the Future Land Use is Commercial. The 5.39 +/- acre parcel, previous use was motorcycle sales and services, aka the (Harley Davidson) dealership.



The “C-2” General Commercial zoning district, Land Development Code Section 122-224 requires a Conditional Use Permit for vehicle sales and services; including any expansions to the site. The property currently has a vacant commercial building with onsite parking. The applicant is proposing minor changes to the existing building and to redesign the parking area to accommodate the proposed use of RV sales and services. Any requested changes and redevelopment efforts to the property must comply with the Land Development Regulations and the provisions of the codes. The parking, storage and display of any recreational vehicles shall only be located behind the front building line; this will minimize the impact and visibility of the display along Highway 27.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-052R.

**CITY OF CLERMONT
RESOLUTION NO. 2021-052R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OUTSIDE STORAGE, DISPLAY AND SALES OF RECREATIONAL VEHICLES IN THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 2, 2021 recommended approval of this Conditional Use Permit to allow for the outside storage, display and sales of recreational vehicles, at the following location:

LOCATION:
2480 South US Highway 27
(Alternate Key 3828876)
5.39+/- Acres

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is 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 based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit (CUP) to allow for the outside storage, display and sales of Recreational Vehicles (RV) in the (PUD) Planned Unit Development with "C-2 General Commercial permitted uses shall be granted subject to the following conditions:

WHEREAS, 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:

CITY OF CLERMONT
RESOLUTION NO. 2021-052R

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No 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.
3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. 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 after a public hearing.

CITY OF CLERMONT
RESOLUTION NO. 2021-052R

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

Section 2 - Land Uses and Specific Conditions:

1. This Conditional Use Permit (CUP) will allow for the outside storage, display, sales, and service of recreational vehicles (RV) as a permitted use. No engine, chassis, or heavy mechanical work shall be conducted on site. bb
2. The parking, display or storage of any recreational vehicles shall only be located behind the front building line. At no time shall the parking and display of any recreational vehicles impede or block any public/private access points, streets, public/private easements, or any adjacent properties.
3. The hours of operation will be Monday through Friday, 8:00 AM to 6:00 PM, on Saturday, 9:00 AM to 5:00PM and on Sunday, 12:00 PM to 5:00 PM.
4. The site may also be used for any other permitted uses in the "C-2" General Commercial zoning district.
1. Any new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and is only used for conceptual purposes.
4. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the "C-2" General Commercial zoning district in the Land Development Codes. All Landscape buffers and screening must be in accordance with Clermont Land Development Regulations. All buildings and structures must comply with Clermont Architectural Design Standards.
5. The parking, storage and display of the recreational vehicles shall be arranged and kept in an orderly manner and state of maintenance so the appearance of the property, shall not be considered a nuisance.
6. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
7. No outside speaker systems shall be permitted.

CITY OF CLERMONT
RESOLUTION NO. 2021-052R

8. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
9. All fencing shall be ornamental metal or decorative PVC/Vinyl. The construction of any walls shall provide aesthetically pleasing design features and elements for any streets and public viewpoints.
10. Any signage must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any signs.

SECTION 3: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution 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 Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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

CITY OF CLERMONT
RESOLUTION NO. 2021-052R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of November 2021.

CITY OF CLERMONT

Tim Murry, Mayor

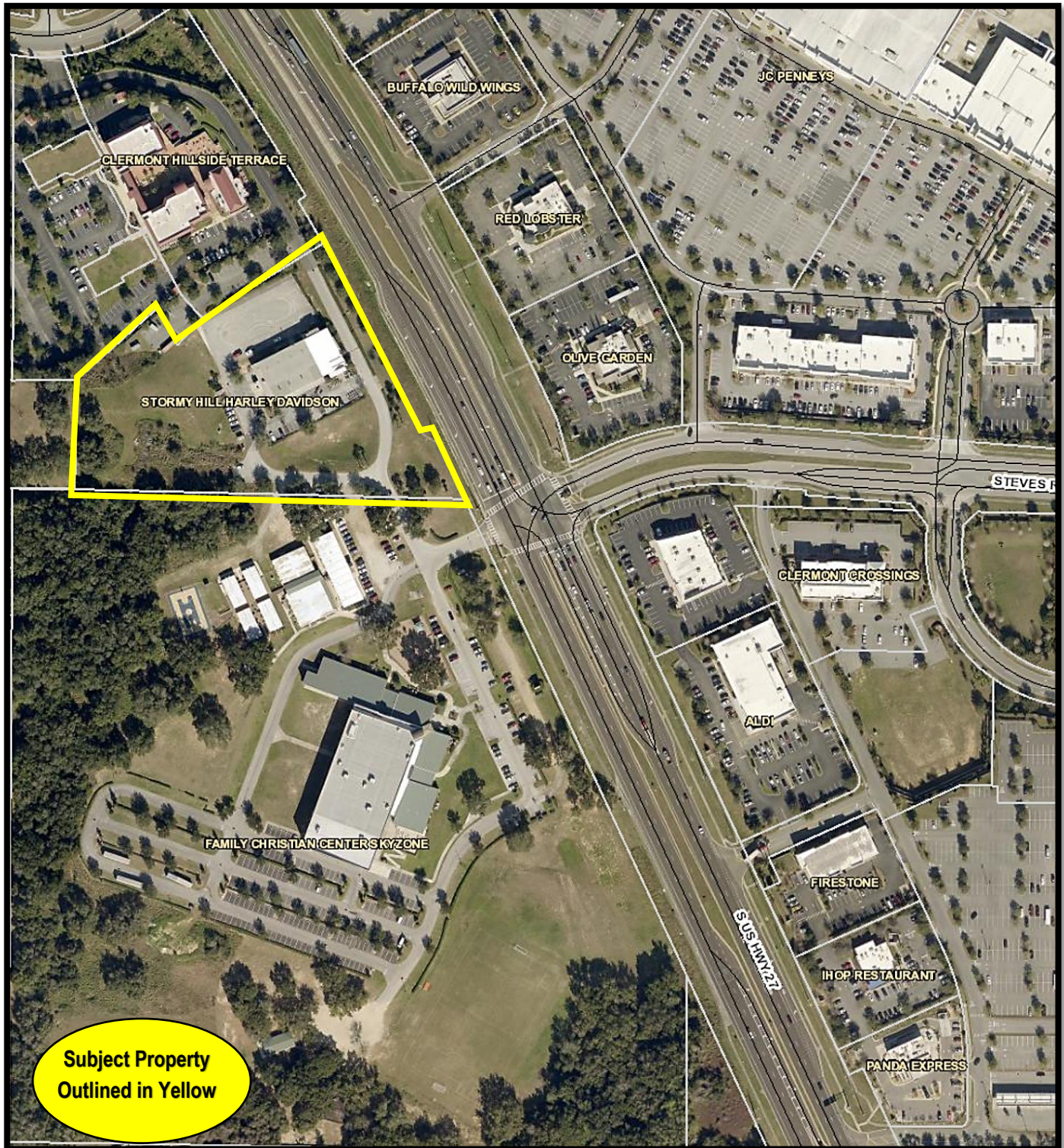
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





Location & Facility General Guidelines

This document is intended to provide an understanding of site selection criteria and facility expectations for a Travelcamp RV Store





OVERALL FACILITY LOOK AND FEEL



- Overall feel of the facility is casual, not fancy.
- Simplicity is important. With that, a franchised look is the goal.
- Travelcamp goes over and above to ensure facilities are clean, organized, well maintained, and professional.



The property should be asphalted, striped, lit, fenced, secured, and provide well organized maneuverability for all cars and RVs, that drive on the property, with good directional signs. There should be designated space on the property for customer car parking, customer RV parking, RV sales display, customer service RV check in, customer service RV storage, and customer delivery area.



SITE LOCATION

General specifications for site selection

Location

- On a main intersection, boulevard, or highway with 40K minimum daily traffic counts and easy access
- Near other retail; a Walmart, Lowes, Costco, Sam's is good
- Can be in car row

Land

- 4 to 10 acres total
- 4 acres minimum of asphalt, curbing, lights, fencing
- Good frontage on the main road with easy access to facility that accommodates nicely for RV maneuverability

Building

- Free-standing rectangle pre-fab metal building where the inside can be remodeled as needed
- An older mid-sized car dealership can represent a good fit; one that is maybe not quite big enough for a new car franchise and too big for a typical used car operation.
- Shop doors with 14' openings (or the capacity to add these or extend existing doors)
- Space ranging in size of 12K sf to 30K sf.
- Approximately 50% showroom and offices and 50% shop
- Shop is not for heavy service (engine or chassis work). Primarily used for basic service, warranty, and maintenance work involving, carpentry, plumbing, electrical, hitch tow set up



EXTERIOR OF FACILITY

General specifications for the exterior of the facility

Parking Areas - should accommodate 120 to 150 Towable RVs for sale plus 30 to 40 customer service units stored (approx. 40 to 50 units per acre)

Striping - for customer car and RV parking, service lane drop off, RV delivery area for customers who bought, customer units in for service and some directional

Fencing - Black 6' aluminum ornamental fence across the front of the property so aesthetically pleasing from the road. Black 6' chain link vinyl fence down the sides and along the back of the building. Black chain link vinyl fence inside the property to separate customer and employee parking (front of building) from service shop (back of building) and sales display; funneling all people (customers and staff through the front door).

Pen - Black chain link pen with double walk-through gate in back corner of property (usually near dumpster) that is approximately 15' by 30' to house large parts and aluminum that are removed from RVs to be disposed of. Should include wrap to conceal items inside of pen.

Roll Gate - Sales display should have a powered roll gate on interior chain link fence. Requires code or remote to enter and automatically opens when exiting.

Walk Through Gates - Gates to sales display have code or remote to enter

Traffic Flow - is important. All Customers & Staff drive onto the property and are routed to customer parking or service drop off lane and must enter through front door of building





CURRENT LOCATION EXAMPLE (JACKSONVILLE, FL)

9070 Beach Blvd, Jacksonville, FL 32216 (freestanding rectangle metal building)

20K SF Pre-Existing building on 7 acres. 12K SF of showroom for sales, customer service counter, offices, and accessories and 8K SF of shop. 5 roll up doors. Overhang along back and sides of shop area for detail, and other covered workspaces

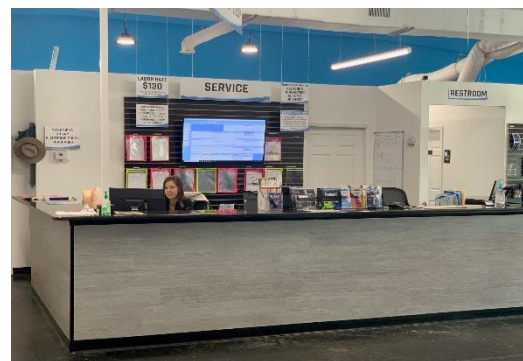




CURRENT LOCATION EXAMPLE (OCALA, FL)

13866 S US Hwy 441, Summerfield, FL 34491 (freestanding rectangle metal building)

6K SF of Pre-Existing building on 6 acres. 100 X 60. Gutted and remodeled the existing building for sales, customer service counter, offices, and accessories. Constructed behind the existing building a new 10K SF shop with 7 bays and roll up doors.

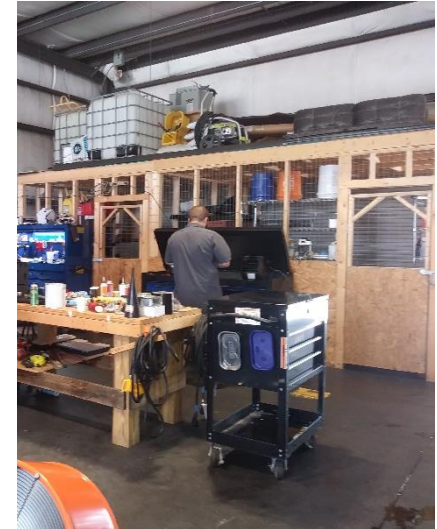




CURRENT LOCATION EXAMPLE (ORANGE PARK, FL)

Travelcamp of Orange Park, Fl (former mid-sized new franchise car dealership)

10K SF of Pre-Existing building on 3.5 acres. Was a former Mitsubishi Car Dealership. Utilized the existing 3K SF showroom for sales, customer service counter, offices, and accessories. The existing 7K SF service area utilized for shop.





CURRENT LOCATION EXAMPLE (BROOKSVILLE, FL)

15265 Cortez Blvd, Brooksville, FL 34613 (former mid-sized new franchise car dealership)

16K SF of Pre-Existing building on 7.5 acres. Was a former Suzuki Car Dealership. Utilized the existing 12K SF showroom for sales, customer service counter, offices, and accessories. The existing 4K service area utilized for shop.





SHOWROOM BUILDING

Simple Interior Build Out

Pre-Engineered Steel Building - 20' to 22' eave height and minimum slope for roof

Size - Total building size including showroom and shop should range between 15K sf to 30K sf.

Open - Wide open interior space with minimum walls

Showroom - The showroom will primarily house inside staff, a large customer service counter, accessory store, and 2 to 10 small RVs inside with camping display

No Ceilings - Interior perimeter offices mostly no ceilings except Store Manager, Finance Manager, & Service Manager. Open ceiling painted white with exposed HVAC.

Drywall - is boxed on top requiring no additional trim

Windows - Only trim is interior windows in full size offices which can be glass mounted in quarter round and as well black vinyl base throughout

Chain Link Pens - There will be eight designated areas (interior office type room or chain link cage in shop) with wood shelves from floor to ceiling about 30" apart out of 2x4's and plywood.
(1) parts back room (2) parts special orders (3) overstock parts (4) shop tools (5) unit packets (6) supplies closet (7) defective Warranty Parts (8) Detail Supplies

Colors - Overall color scheme is gray, white, and black with the Travelcamp blue accent





INTERIOR SHOWROOM

Break Room

An Employee Breakroom should have plumbing for a sink, hard water line for a water dispenser, and small kitchen counter with cabinets under as well as overhead. The space should also allow for a refrigerator, TV, and table.

Customer Lounge

There should be a Customer lounge built into the showroom, similar to the sales offices, where there is no door or ceiling and is built with knee walls out of drywall. This will house a snack machine, soda machine, and a small lower cabinet unit with a counter for a coffee maker. There should also be a hard water line for the coffee maker and a water dispenser.

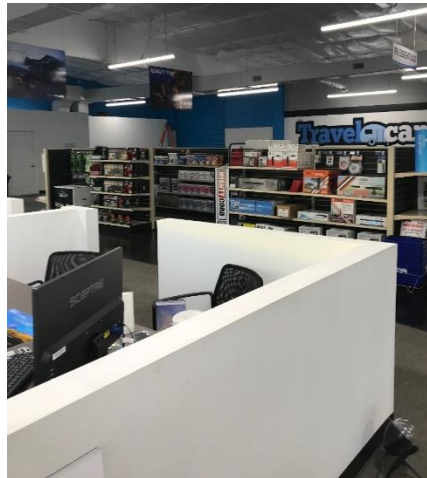




INTERIOR SHOWROOM

Flooring

Four floor coverings – Wood plank (vinyl) for entrance area, carpet tiles in sales offices and as you step out of sales offices and other offices, stained concrete throughout accessory store and epoxy shop floor in service



Sales Offices

Sales offices are drywall or glass cubicles



INTERIOR SHOWROOM

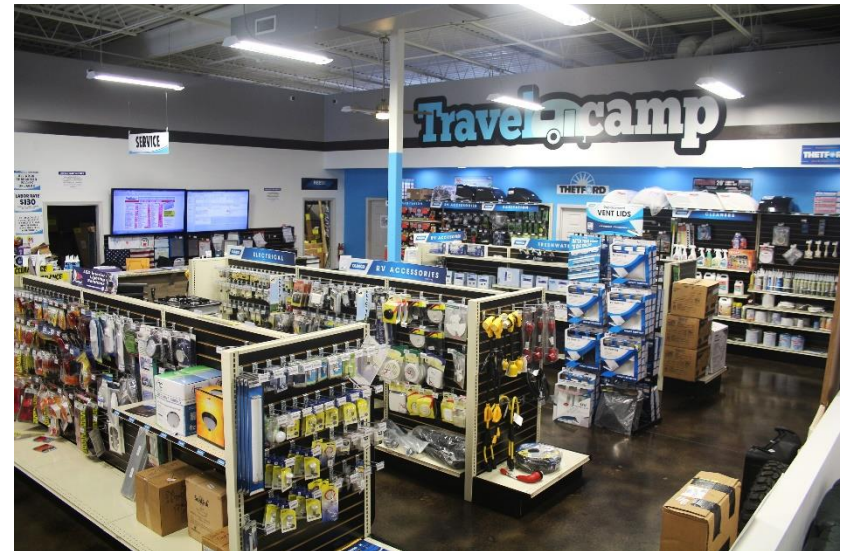


Customer Service Counter

Framed construction with cabinets on inside
Will wrap counter so need smooth exterior surface
Granite top counter for Customer
Formica lower counter for staff to work

Accessory Store

Open space showroom
Perimeter drywall
Open ceiling painted white with exposed HVAC
Stained concrete floor





INTERIOR SHOWROOM



Entrance Area

Decompress - A decompress zone for Customers including line of sight to information center, manager specials board, some key accessory displays, and TravelCamp brochures

Flooring - Should be soft wood looking plank floors (vinyl) providing a separation of entrance from sales staff area which will be carpet tiles and accessory store and service areas which will be stained concrete. The interior flooring will comprise approximately 10% wood plan (vinyl), 40% carpet tiles, and 50% stained concrete

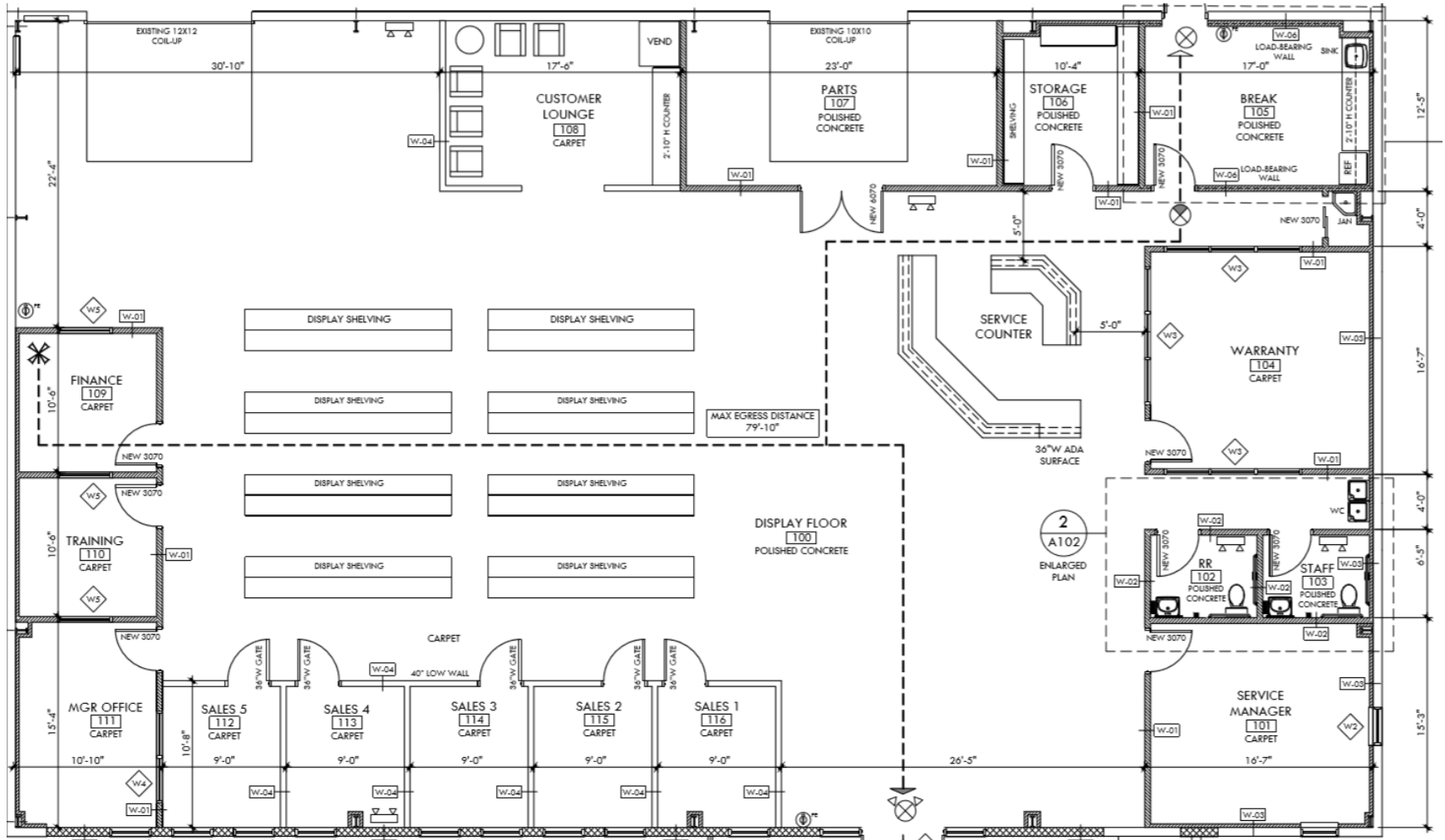
General Manager Office

Sees Everything - Located generally in the corner of the interior space with a clear line of site through all sales offices to the front door as well as a clear line of site into the showroom and to the training and finance office. GM should be able to see everything in the building as well as out into front parking area ideally.





INTERIOR SHOWROOM FLOORPLAN EXAMPLE



6K SF (100 X 60). Sample of showroom, sales offices, customer service counter, customer lounge. Sample does not include the shop. 6K SF is on the smaller end of our requirements but the layout is indicative of all sizes showroom spaces.



SERVICE SHOP

Connected - to showroom building

Drive Through Bays - Can be drive through service bays with doors on each end or not drive through

Roll up Doors - 5 to 10 Roll Up doors ranging from 12' to 14' wide and 14' high

Exit Doors - Two exit doors

Bay Size - Each bay is 20' by 100'

Overhang - canopy off the back or side of the shop that is 40' x 100' used for detail

Pens - The picture is an example of interior pens (cages) we build in the shop. There will be 8 designated spaces build of wood or black vinyl fencing o house:

- Parts back room
- Parts special orders
- Overstock parts
- Shop tools
- Unit Packets
- Supplies closet
- Defective Warranty Parts
- Detail Supplies

The pens should have shelves floor to ceiling, 30" apart, and built out of 2x4s and plywood.



The shop will also include:

Bathroom - for the RV service technicians

Computer Counter - for a couple of computers and a manual time clock for punch cards

RO Racks Wall - over the counter for multiple RO Racks

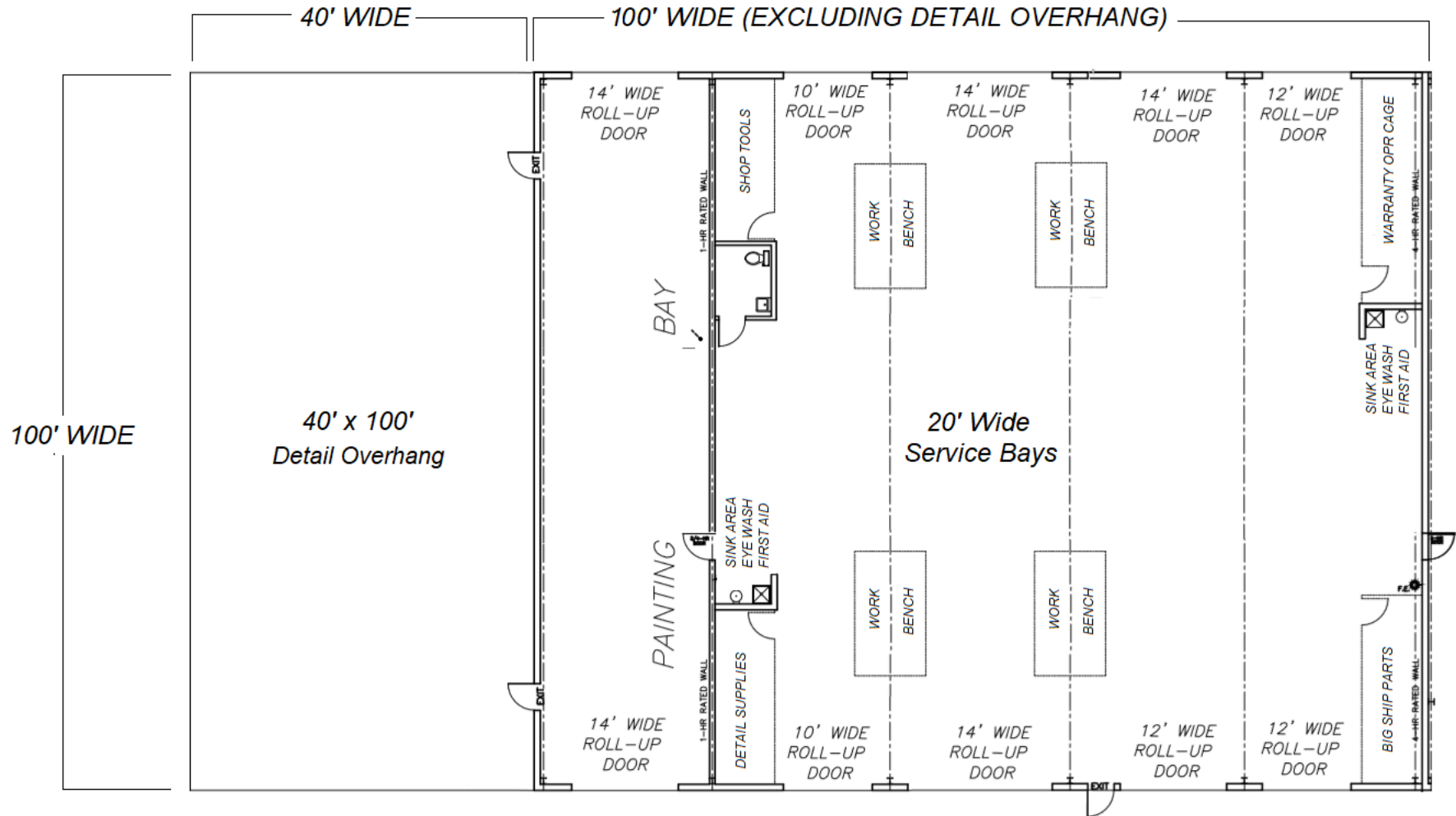
Utility Closet - for cleaning supplies and RV tech uniforms

Sinks - Two large sink basins

Benches - Four to eight work benches

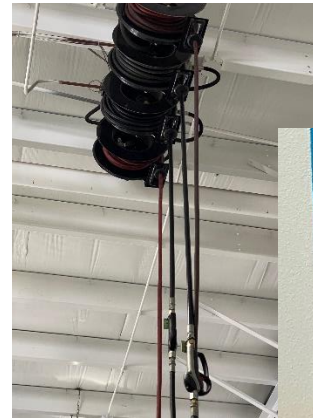


SERVICE SHOP FLOORPLAN EXAMPLE





FACILITY ADD ONS





INTERIOR DISPLAYS





INTERIOR SIGNAGE

TravelCamp
RV SALES, RENTALS, SERVICE, PARTS & MORE

All Work GUARANTEED as long as You Own the RV!

Our Mission Statement
To help more families make more great memories through the adventure of the outdoors and the open road in an RV.

Our Position Statement
For those passionate about using an RV to enjoy the outdoors, TravelCamp provides a pleasurable shopping and service experience. We make this a top priority, because we understand our customers' business is not to be taken for granted and maintaining customer satisfaction after the purchase is just as important as doing so throughout the purchase.

Preventative Maintenance

Service	Price
Oil Change	\$29.99
Filter Change	\$29.99
Brake Pad Change	\$29.99
Brake Fluid Change	\$29.99
Water Pump Service	\$29.99
Generator Service	\$29.99
Boat Engine Service	\$29.99
Boat Engine Oil Change	\$29.99
Boat Engine Filter Change	\$29.99
Boat Engine Water Pump Service	\$29.99
Boat Engine Generator Service	\$29.99
Boat Engine Oil Change & Filter Change	\$29.99
Boat Engine Water Pump Service & Generator Service	\$29.99
Boat Engine Oil Change & Filter Change & Water Pump Service	\$29.99
Boat Engine Oil Change & Filter Change & Water Pump Service & Generator Service	\$29.99

RV Upgrade Options

Upgrade	Price
Generator	\$1,299.00
Water Pump	\$1,299.00
Boat Engine	\$1,299.00
Boat Engine Oil Change	\$29.99
Boat Engine Filter Change	\$29.99
Boat Engine Water Pump Service	\$29.99
Boat Engine Generator Service	\$29.99
Boat Engine Oil Change & Filter Change	\$29.99
Boat Engine Water Pump Service & Generator Service	\$29.99
Boat Engine Oil Change & Filter Change & Water Pump Service	\$29.99
Boat Engine Oil Change & Filter Change & Water Pump Service & Generator Service	\$29.99

TravelCamp
RV SALES, RENTALS, SERVICE, PARTS & MORE

ROLL-IT-UP
CONSIGNMENT

ARE YOU A MEMBER OF ONE OF THESE ORGANIZATIONS?

YOU MAY QUALIFY FOR SPECIAL OFFERS.

PROGRESSIVE **Allstate** **State Farm**

FIRST RESPONDERS **ACTIVE MILITARY** **VETERANS**

6,000+ OF THE COUNTRY'S LARGEST EMPLOYERS

Walmart **FedEx** **Walgreens**

TRAVELCAMP IS A QUALITY PROFESSIONAL TO EMPLOYMENT

LET US SELL YOUR RV FOR YOU

Consign With Us!
"We handle everything for you!"
We Also Buy RV's

Contact our HOTLINE
904-254-0707

Ask for Alan Dulberger - Consignment Manager
7 Days a Week! - adulberger@travelcamp.com

TravelCamp **GUARANTEE**
ALL WORK GUARANTEED 90 DAYS ON LABOR

IMPORTANT NOTICE
If you have a VEHICLE SERVICE CONTRACT, please ADVISE the SERVICE WRITER BEFORE we work on your vehicle SO THAT WE DO NOT CHARGE you for repairs that may be covered under your vehicle service contract. Thank You.

NOT RESPONSIBLE FOR ARTICLES LEFT IN VEHICLES. PLEASE REMOVE FOOD & PERISHABLES FROM YOUR VEHICLE

LABOR RATE \$150
PLUS 8% OF LABOR CHARGED FOR SHOP SUPPLIES

TravelCamp
CONSIGN WITH US!
LET US SELL YOUR RV FOR YOU

TravelCamp
WHY BUY FROM TRAVELCAMP?
WE HAVE THE BEST PRICES AND SERVICE

TravelCamp
DON'T SEE WHAT YOU NEED?
Shop Online!
at travelcampgear.com
Save Big Online Upto 25% OFF Fast Shipping

SERVICE

TravelCamp
RV SALES, RENTALS, SERVICE, PARTS & MORE



INTERIOR BRANDING





INTERIOR BRANDING





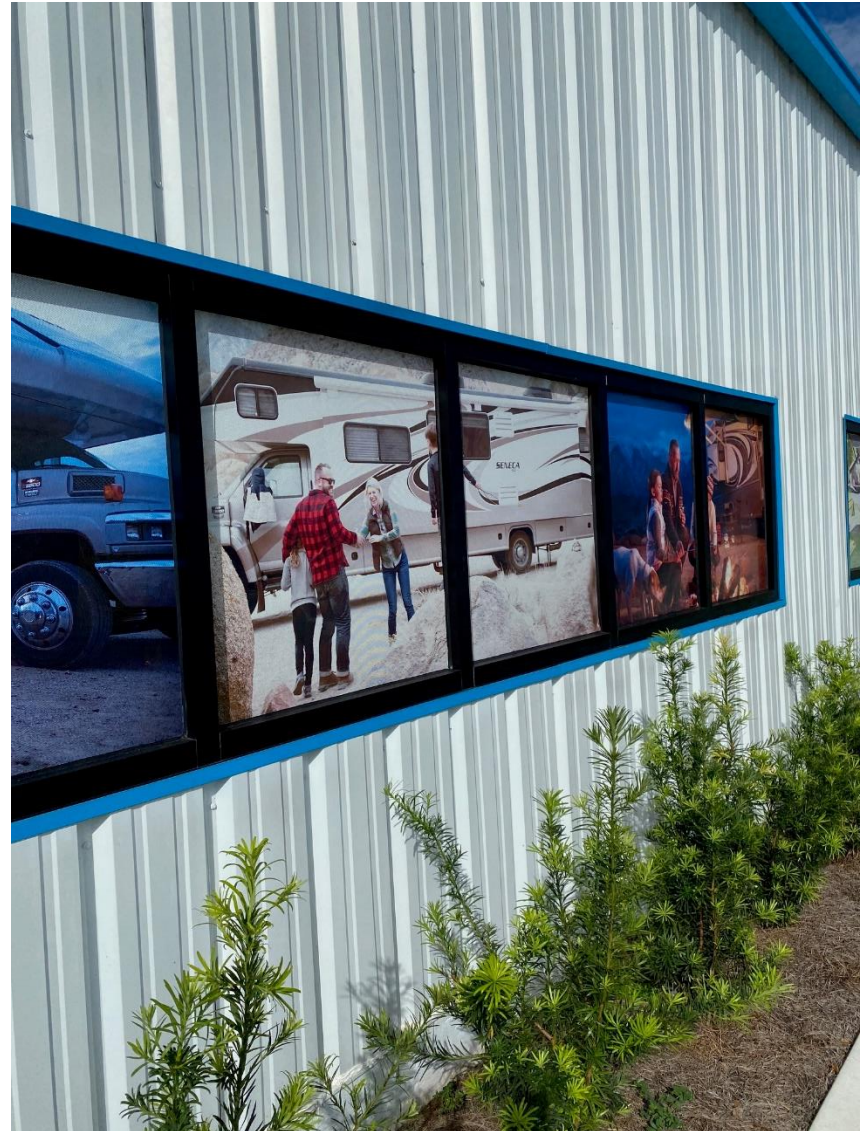
SPECIFIED STORAGE SPACES



Shop Area - Chain Link Cages, Racks for Trim & Paneling, Tech Work Benches



EXTERIOR BRANDING





EXTERIOR SIGNAGE





FACILITY COLOR CODES

Exterior Trim Color (Blue)

- Gutters
- Downspouts
- Bay doors
- Exterior wall accents
- Window trim

Sherwin Williams: SW6955 Impromptu Blue

Exterior Body Color (Polar White)

- Gutters
- Downspouts,
- Bay doors
- Exterior wall accents

Behr: #730E-1 Polar White Paint

Interior Trim Color (Blue)

- Sunken accessory walls
- Accent wall
- Top perimeter interior walls

Sherwin Williams: SW6955 Impromptu Blue



MAIN COLORS

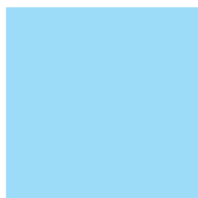
Primary Color Palette



C: 75
M: 20
Y: 0
K: 0

R: 0
G: 160
B: 20

#00A0DC



C: 35
M: 0
Y: 0
K: 0

R: 157
G: 220
B: 249

#9DDCF9



C: 0
M: 0
Y: 0
K: 100

R: 35
G: 31
B: 32

#231F20



C: 0
M: 0
Y: 0
K: 0

R: 255
G: 255
B: 255

#FFFFFF

Secondary Color Palette



C: 0
M: 100
Y: 100
K: 0

R: 237
G: 28
B: 36

#ED1C24



C: 0
M: 60
Y: 100
K: 0

R: 245
G: 130
B: 32

#F58220



C: 0
M: 20
Y: 100
K: 0

R: 255
G: 203
B: 5

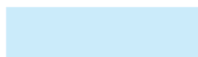
#FFCB05



C: 0
M: 100
Y: 100
K: 0

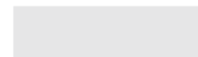
R: 209
G: 211
B: 212

#D1D3D4



50% or above transparency of each primary colors can also be used.

Our primary colors should use at least 70% of the full palette of all collateral (excluding imagery).



50% or above transparency of each secondary colors can also be used.

Our secondary colors should be used to complement our primary palette, providing contrast and interest, but should not make up more than 30% of the full palette.



www.travelcamp.com

About Travelcamp RV

RV Sales, Rentals, Service, Parts & More



Travelcamp
RV SALES, RENTALS, SERVICE, PARTS & MORE

Our History

Travelcamp RV launched in 2015 however the founders experience date back to 1988

Founder / President: Salem Hassan

Spent 25 years in the family business, Suncoast RV. Salem's tenure in the RV Industry started in 1988 at age 14 as an RV detailer, and over time responsibilities grew to include inventory management, manufacturer negotiated purchases, purchasing from auctions, and managing trade ins. Additionally, Salem accumulated years of hands-on sales experience on the sales floor, sales management, service and parts management, and store management; Other experience included the development of internal training programs for staff, facilitating training with vendors and manufacturers, location acquisition experience, and accounting/back-office management expertise.

Suncoast RV began in 1982 and was sold to Camping World in 2011; peaking with 18 Locations in 7 States and being the first largest family owned chain of RV Dealerships in the country.

Educational background: Bachelor's Degree with a concentration in Comparative Religion, Marketing, and Business, Jacksonville University 2002



“Discard the stereotypical image of RV owners like “Cousin Eddie,” the back-woods, beer-swilling flatulence machine portrayed by Randy Quaid in the movie Christmas Vacation.

Here's the new reality: Experience-craving millennials, joined by retiring baby boomers, are helping fuel an unprecedented boom in sales of recreational vehicles....”

“The RV Sales Boom Is Fueled By Millennials As They Overturn Stereotypes And Enjoy The Itinerant Life”

Hugelmeyer said, “There is this false narrative that millennials don't have any money; that's just not true. Second, there's a huge variety of RVs in types and price ranges, and millennials can start cheap. **Smaller trailers and Towable RVs are actually the exploding market.** You don't even need a big vehicle to pull an RV behind you, particularly if you have a young family or you've downsized. A Mini can even pull some RVs.”

Frank Hugelmeyer, President, RV Industry Association

Our Mission & Position

Our Mission Statement

"To help more families make more great memories through the adventure of the outdoors and the open road in an RV."

Our Position Statement

For those passionate about using an RV to enjoy the outdoors, Travelcamp provides a pleasurable shopping and service experience. We make this a top priority, because we understand our customers' business is not to be taken for granted and maintaining customer satisfaction after the purchase is just as important as doing so throughout the purchase.

Products & Services Offered by Travelcamp

Travelcamp sells, rents and services RVs from top brand manufacturers to consumers ranging from millennials, retirees, families with young children, and others who are seeking adventure and the outdoors; all while limiting hassle and prioritizing the customer through a value price approach.

RVs provide temporary living quarters for travel, recreation and camping. There are two main categories of RVs: Motorhomes and Towable RVs. Varying kinds of Towable RVs include folding camping trailers, expandable trailers, truck campers, conventional travel trailers and fifth-wheel travel trailers. Sports utility RVs (also sometimes called "toy haulers"), which feature a built-in garage for hauling cycles, ATVs or sports equipment, are available in both Motorhomes and Towable RVs, however they are much more prevalent in Towable RVs.

Travelcamp generates sales via the following five categories: Vehicle Sales, Finance & Insurance Sales, RV Rentals, Servicing, Parts & Accessory Sales



Types of Towable RVs Offered

While Travelcamp sells a nice selection of used motorhomes, Travelcamp specializes in new towable RVs. There's a Towable RV for every taste and budget. Prices for new Towable RVs across the board typically average \$28,000. \$5,000 to \$10,000 for Folding camping trailers, \$6,000-\$25,000 for truck campers, and \$8,000-\$95,000 for conventional travel trailers. The RV industry is a major economic engine in the United States and generates an annual economic impact of 50 billion.

Tear Drop Travel Trailers

- Smallest profile, ultra-lightweight, and affordable
- Range in size from 12' to 17'
- Can be pulled easily by most any vehicle
- \$5,000 to \$10,000 retail price range



Mid Profile Fifth Wheels

- Light, affordable
- Range in size from 22 to 33'
- \$22,000 to \$35,000 retail price range



Lightweight Travel Trailers:

- Small profile, lightweight, and affordable
- Range in size from 16' to 22'
- Can be pulled easily
- \$9,500 to \$14,500 retail price range



Full Profile Fifth Wheels

- Luxury
- Range in size from 35' to 42'
- \$50,000 to \$75,000 retail price range



Mid Profile Travel Trailers

- Light, affordable, bunk houses prevalent
- Range in size from 21' to 28'
- Can be pulled primarily by half ton trucks and SUVs
- \$14,000 to \$28,000 retail price range



Success Factors

The following represents the Travelcamp roadmap for success!

- A Focus on towable RVs for a more consistent inventory, sale and service process
- Expanding towable RV market (7x demand compared to motorhomes)
- Experienced management: Founder and President Salem Hassan (30 years in RV industry)
- "Value Pricing from the Get Go" to for hassle free buying
- Primarily Non-Commissioned Sales Specialists
- A Cohesive Staff working primarily out in the open and not behind walls in separate offices, all in proximity to each other and the Customer
- Highest Commitment to Product Quality Assurance through the PDI process
- Good Locations in high traffic areas targeting the local market
- Well-Presented Facilities that are nicely branded, organized, clean and professional; while still maintaining a simplistic, low overhead feel
- Maximizing the Use of Technology & Marketing to drive sales and improve processes
- All accounting, banking, payroll, HR, AP, AR, rolling inventory purchases, contract funding, and tag & title work are managed through a centralized back
- We do not provide heavy service such as engine or chassis work. We primarily do light service working on the box of the RV focusing on items such as electrical, carpentry, plumbing, and towing.



Our Core Values

- **Employees First** - We put Employees first by encouraging work-life balance and treating each other with respect so to ensure Employees feel good and then in turn put our Customers first
- **Willingness to Learn** - We learn from our Customers, Manufacturers, and Suppliers so we grow and can better help our Customers with their needs
- **A “Can Do” Attitude** - There is no such thing as “that’s not my job”
- **Good Communication** - Good communication with our fellow staff and Customers builds trusting relationships
- **Doing What We Say** - We are committed to always doing what we say we will do and seeing things through to completion while never forgetting it’s the little things that make the biggest difference
- **A Complete “Wow” Experience** - We strive to make our Customers experience with us one of complete satisfaction by putting forth a continuous effort to see our Customers experience through their own perspectives
- **Ensuring “Raving Fans”** - We believe in making a relentless effort in taking care of our Customers when they have a problem, so they become raving fans

Our Expansion

Travelcamp currently operates 7 locations in Florida and Georgia with 6 other locations in development. Expansion plans include additional locations throughout the southeast United States.

JACKSONVILLE, FL



[View Inventory](#)

BROOKSVILLE, FL



[View Inventory](#)

OCALA, FL



[View Inventory](#)

ORANGE PARK, FL



[View Inventory](#)

5 of the 6 store below are new store construction

- Greenville, NC
- Statesville, NC
- Rock Hill, SC
- Orange Park, FL
- Melbourne, FL
- Fort Pierce, FL

SAVANNAH, GA



[View Inventory](#)

ATLANTA, GA



[View Inventory](#)

PINELLAS PARK, FL



[Inventory Coming Soon](#)

Reasons Why People Choose and Use RVs

Flexibility and convenience – RVs offer a convenient, hassle-free way to see America. RV travelers enjoy the freedom and flexibility of traveling where they want, when they want – without the worry and stress of inflexible schedules, advance reservations, airport waits and luggage restrictions.

Comfort – With fully-equipped kitchens and baths, rooms that slide out at the push of a button, central air and heat, flat-screen TVs, surround-sound stereos and more, today's RVs provide travelers with all the amenities of home while they are on the road or at the campground.

Family appeal – RVing is a uniquely enjoyable way to travel as a family. In fact, families that frequently vacation by RV say it fosters an increased sense of togetherness and helps improve family communication. RV owners say that strengthening family relationships is important for their pleasure trips.

Affordability – RV vacations are more affordable than travel by personal car, commercial airline or cruise ship, according to vacation cost-comparison studies by PKF Consulting. Even when factoring in RV ownership costs and potential tax benefits of RV purchases, a family of four can spend up to 59 percent less when traveling by RV.

Lure of the outdoors – RVers can enjoy the mountains, beaches, parks, popular tourist attractions and small towns whenever they want, without sacrificing the comforts of home. With sport utility RVs, RV travelers can easily haul their ATVs, snowmobiles, motorcycles or other outdoor vehicles right on board.

Versatility – In addition to travel, camping and outdoor recreation, RVs are used year-round for a variety of other purposes, such as shopping, tailgating at sporting events, pursuing special interests like horse, dog and antique shows and other hobbies.

Rentals available – Renting an RV is a popular way to “try before you buy”. According to RVIA the RV rental business is a \$350 million industry, which is continuing to grow.



Reasons for Growth in the RV Market

RVs support a balanced and active lifestyle. In a Harris Interactive survey, owners reported that RV travel enables them to experience nature and outdoor activities and enjoy quality family time. RVers reported stronger bonds with loved ones and benefits to children. RVers also cited eating healthier on the road, sleeping in their own beds, and having their own bathroom facilities as advantages of RV travel.

RV ownership and travel is a great value. A 2014 Vacation Cost Comparison prepared by PKF Consulting USA showed that a family of four can save 27-62% on vacation costs by traveling in an RV, even when factoring in ownership costs and fuel. For a two-person traveling party, savings are 11-48%. Even when fuel prices rise, more than 80% of RV owners say their RV vacations cost less than vacations using other forms of travel.

RVs have uses as diverse as the people who own them. In addition to vacation travel, owners use RVs for tailgating, travel with pets, business, outdoor sports and other leisure activities.

Shorter trips closer to home. Research shows that RVers spend more time enjoying campgrounds and less time on the road to save fuel and time. More than 90% of RVers take three or more mini-vacations per year. With more than 16,000 campgrounds nationwide, it's easy for RVers to stay closer to home.

IRS tax deduction. For most RV buyers, interest on their loan is deductible as second home mortgage interest.

RV manufacturers are offering innovative new products that offer an optimal variety of sizes, amenities and prices for today's budget-conscious consumers. Manufacturers are producing lightweight Towable RVs and smaller, fuel-efficient Motorhomes. Green technologies, such as solar panels and energy efficient components, are featured in an increasing number of RV models.

Lifestyle trends continue to spur demand for RVs. RV owners overwhelmingly said in recent surveys that their RVs make it easier to take more frequent weekend getaways or mini-vacations that accommodate busy family schedules.



Who is the RV'er?

- Changes in the frequency and duration of vacations favor the RV industry. Americans are traveling shorter distances and on weekends with less planning, according to recent studies. For RV owners, this is a convenient travel pattern.
- RV demand remains robust and the potential for future sales is bright, according to the 2011 University of Michigan study. Among U.S. households that have never owned an RV, more than one in seven in the study expressed interest in purchasing an RV in the future.
- Both parents and empty-nesters are strong potential RV buyers, and promising prospects are emerging among younger, ethnically diverse consumers, based on a Harris Interactive study commissioned by the Go RVing Coalition. Generation Xers exhibit interest in outdoor activities that are highly compatible with RVing, the study found.
- RV manufacturers are innovating to give consumers an array of product choices. Manufacturers are producing lightweight Towable RVs and smaller, fuel-efficient Motorhomes. Green technologies, such as solar panels, are appearing on an increasing number of RVs.

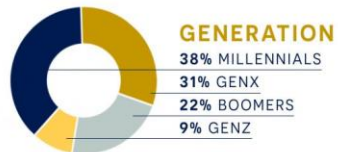
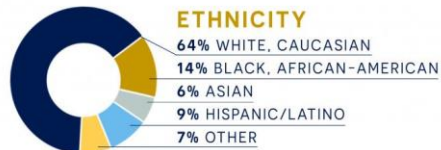


Who is the RV'er?



GET TO KNOW THE NEW RV BUYERS

WHO ARE THEY?



67% MARRIED
33% UNMARRIED

MEDIAN AGE ➔ 41



AVERAGE INCOME
\$90,700

WHAT ARE THEY BUYING?

AVERAGE SPENT ON AN RV:

\$75,000



MILLENNIALS SPENT THE MOST, WITH AN AVERAGE OF **\$82,000**

88%

PURCHASED SOME TYPE OF RV
AFTERMARKET PART OR ACCESSORY WITH
56% PURCHASING 3 OR MORE ITEMS

WHY DID THEY BUY?



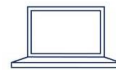
33% WANT TO TRAVEL IN COMFORT



33% WANT TO EXPLORE



27% LOOKING FOR OUTDOOR REC BASECAMP



22% CITED "ABILITY TO WORK REMOTELY"



17% CITED "ABILITY TO TAKE ONLINE CLASSES"

ONLY 16% CITED
"RESTRICTIONS ON OTHER TRAVEL DUE TO COVID"

WHERE ARE THEY GOING?

IDEAL CAMPSITES



19% STATE PARK



16% RV RESORT



16% PRIVATE CAMPGROUND



15% NATIONAL PARK

55% **45%**

REPORT TRAVELLING
LESS THAN 200 MILES

REPORT TRAVELLING
MORE THAN 200 MILES

53% TRAVELED TO A **SPECIFIC LOCATION**
& STAYED FOR SEVERAL DAYS

TRAVELED FROM **DESTINATION TO DESTINATION**, RARELY STAYING MORE
THAN ONE NIGHT AT A SINGLE LOCATION **39%**

49%
TRAVELED WITH
3 OR MORE
COMPANIONS



25%
USED RV FOR
WORK TRAVEL

Travelcamp RV

Salem Hassan

904.206.2244

salem@travelcamp.com





CITY OF CLERMONT **CONDITIONAL USE PERMIT** FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director is required. Call 352-394-4083 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 dimension 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 Conditional Use Permit (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 hearing the following month. Public hearing are scheduled for the 1st and 4th Tuesdays of the following month for the Planning and 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 committed 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** FILING INSTRUCTIONS

In addition to the attached application, the applicant shall provide the following 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 advertisement



CITY OF CLERMONT
CONDITIONAL USE PERMIT
 APPLICATION

Date 09/20/2021		FEE: \$845 + cost of advertisement	
Project Name (if applicable)			
Applicant FCH Properties, LLC			
Contact Person: Salem Hassan			
Address 7965 James Island Trail	City Jacksonville	State Florida	Zip 32256
Telephone 904-206-2244	Fax		
Email salem@travelcamp.com			
OWNER INFORMATION			
Owner's Name Salem Hassan			
Owner Address 7965 James Island Trail	City Jacksonville	State Florida	Zip 32256
Telephone 904-206-2244	Fax		
PROPERTY INFORMATION			
Address of Subject Property 2480 South US Hwy 27	City Clermont	State Florida	Zip 34711
General Location On Highway 27 across from the Clermont Mall.			
Legal Description (include copy of survey) Survey attached.			
Land Use (City verification required) Recreational Vehicle Dealership			
Zoning (City verification required) Commercial			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

Our goal is to turn this location into an RV dealership that performs sales, service, rentals, and parts retail.

Salem Hassan

Applicant Name (print)

x S. Z. Hassan
Applicant Name (signature)

FCH Properties, LLC

Owner Name (print)

x S. Z. Hassan
Owner Name (signature)

*****NOTICE*****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

(352) 394-4083 Fax: (352) 394 3542

03/03/2020



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/15/2021
Order Number:	6425303
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	62.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/26/2021 - 11/02/2021	Govt Public Notices
LEE dailycommercial.com	2	10/26/2021 - 11/02/2021	Govt Public Notices

Total Order Confirmation

\$191.04

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit (CUP) to allow for outside storage, display and sales of Recreational Vehicles in the C-2 General Commercial zoning district, as required by the code for Section, 122-224, at the following location:

LOCATION:

2480 South US Highway 27
(Alternate Key 3828876)
5.39 +/- Acres

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

The Clermont Planning & Zoning Commission will consider this request at a public meeting on Tuesday, November 2, 2021 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting on Tuesday, November 9, 2021 at 6:30 P.M.

All public meetings will be held at the Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Street, Clermont FL.

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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

October 26, 2021 &
November 02, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, November 2, 2021	
Agenda Item Name	
Resolution No. 2021-053R <i>Clermont National Golf Course Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2021-053R.	
Staff Report	
The applicant is requesting a Conditional Use Permit to allow for the renovation and restoration of an existing golf course and driving range as a permitted use in a Planned Unit Development (PUD) zoning district. The Future Land Use is Low Density Residential. The City Council approved on January 27, 1998, the Summit Greens Planned Unit Development Master Plan (Resolution No. 988) to allow for 799 single-family residences, in conjunction with an 18-hole championship golf course. The Planned Unit Development (PUD) approved the golf course recreational facility and clubhouse, which operates as a private and separate entity from the residential community. The approved PUD allowed the existing golf course and driving range to be accessible for public use and the ability to provide food sales and alcoholic beverages for on-site consumption. The Sanctuary Golf Course later ceased operation. The existing PUD prohibited the use of any onsite lightening for utilization after normal daylight operation. The applicant has purchased the existing golf course and driving range to restore and renovate for an enhanced recreational experience. The applicant is also requesting the use of onsite lightening as a part of the renovations and improvements. The applicant would like to install state of the art ground illumination that will be designed and located to prevent any offsite impacts to the surrounding residential properties. The renovation of the existing golf course and driving range will enhance the character of the existing neighborhood and provide an opportunity to enhance the community with additional recreational facilities. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed request to restore and renovate the existing golf course and driving range will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for residential land use and the ability to utilize the existing golf course as open space, recreation, park amenities, and other benefits to enhance and improve the property values of the surrounding neighborhoods. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment. Staff recommends <u>approval</u> of Resolution No. 2021-053R.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Clermont National Golf Course CUP-Staff Report	Clermont National Golf Course CUP-Staff Report.pdf	
2.	2021-053R - Clermont National Golf Course (Sanctuary Ridge) CUP (10.27.2021 V2) - R&FBL	2021-053R - Clermont National Golf Course (Sanctuary Ridge) CUP (10.27.2021 V2) - R&FBL.pdf	
3.	LOCATION MAP	LOCATION MAP.pdf	
4.	Clermont National Golf Course	Clermont National Golf Course.pdf	
5.	CUP Application	CUP Application.pdf	
6.	Res 2021-2021-053R Clermont National Golf CUP - Legal AD	Res 2021-2021-053R Clermont National Golf CUP - Legal AD.pdf	



CITY OF CLERMONT

Staff Analysis Report

OWNER: SRGC, LLC.

APPLICANT: Jimmy Crawford, Esq.

PROJECT NAME: Clermont National Golf Course and Driving Range aka Sanctuary Ridge Golf Course.

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for the renovation and restoration of an existing golf course and driving range permitted uses.

SIZE OF PARCEL: 25 acres +/-

LOCATION: 2601 Diamond Drive, vacant parcel located east of Hancock Road and north of State Road 50.

EXISTING ZONING: Planned Unit Development
(Summit Greens PUD-Resolution 988)

EXISTING LAND USE: Existing golf course

FUTURE LAND USE CATEGORY: Low Density Residential

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit to allow for the renovation and restoration of an existing golf course and driving range as a permitted use in a Planned Unit Development (PUD) zoning district. The Future Land Use is Low Density Residential. The City Council approved on January 27, 1998, the Summit Greens Planned Unit Development Master Plan (Resolution No. 988) to allow for 799 single-family residences, in conjunction with an 18-hole championship golf course.

The Planned Unit Development (PUD) approved the golf course recreational facility and clubhouse, which operates as a private and separate entity from the residential community. The approved PUD allowed the existing golf course and driving range be accessible for public use and the ability to provide food sales and alcoholic beverage for on-site consumption. The Sanctuary Golf Course later ceased operation. The existing PUD prohibited the use of any onsite lightening for utilization after normal day light operation.

The applicant has purchased the existing golf course and driving range to restore and renovate for an enhanced recreational experience. The applicant is also requesting the use of onsite lightening as a part of the renovations and improvements. The applicant would like to install state of the art ground illumination that will be designed and located to prevent offsite impacts to any residential properties. The renovation of the existing golf course and driving range will enhance the character of the existing neighborhood and provide an opportunity to enhance the community with additional recreational facilities.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed request to restore and renovate the existing golf course and driving range will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for residential land use and the ability to utilize the existing golf course as open space, recreation, park amenities, and other benefits to enhance and improve the property values in the surrounding neighborhoods. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-053R.



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION AND RESTORATION OF AN EXISTING GOLF COURSE AND DRIVING RANGE PERMITTED USES, AS PART OF THE SUMMIT GREENS PLANNED UNIT DEVELOPMENT (RESOLUTION 988) ZONING DISTRICT, AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 2, 2021 recommended approval of this Conditional Use Permit to allow for the operation and restoration of an existing golf course and driving range permitted uses, at the following location:

LOCATION:

Vacant parcel located east of Hancock Road,
and north of State Road 50
2601 Diamond Club Drive, aka
“The Sanctuary Ridge Golf Course”
(Alternate Key 3811382)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

WHEREAS, the applicant is requesting a Conditional Use Permit (CUP) to allow for the operation and restoration of an existing golf course and driving range as a permitted use in the Planned Unit Development (PUD) zoning district; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit to allow for the operation and restoration of an existing golf course and driving range permitted uses, in the Planned Unit Development (PUD) zoning district shall be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No 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.
3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. 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 after a public hearing.
10. This permit shall become null and void if substantial construction work has not begun



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS:

1. This Conditional Use Permit (CUP) will allow for the operation and restoration of an existing golf course and driving range permitted use in the Planned Unit Development (PUD) zoning district.
2. The golf course and driving range daily hours of operation shall be from 7:00 a.m to 11:00 p.m.
3. The Conditional Use Permit will also allow in conjunction with the golf course and driving range a small snack bar that will provide limited food items and beer and wine for the patrons. The operation or opening of a full service restaurant, bar or other similar entertainment facilities shall not be permitted.
4. The property shall be developed in substantial accordance with the Conceptual Site Plan, submitted with the CUP application. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and only used for conceptual purposes.
5. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the Land Development Codes. All buildings and structures must comply with Clermont Architectural Design Standards.
6. The golf course and driving range shall provide internal lighting and fixtures that prevent the occurrence of strong direct glare and direct light. The golf course and driving range shall provide ground illumination that will be located and designed to prevent offsite impacts to any of the residential properties.
7. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
8. No outside speaker systems or the operation of any sound amplification or broadcasting device shall be allowed on the golf course and driving range.
9. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

10. All fence materials shall be ornamental metal or decorative PVC/Vinyl. The construction of any walls shall provide aesthetically pleasing design features for any streets and public view access points.
11. Any signage must comply with Clermont Sign Code, Section 102-Signs, and will require a separate permit.

SECTION 3: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution 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 Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 9th day of November, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

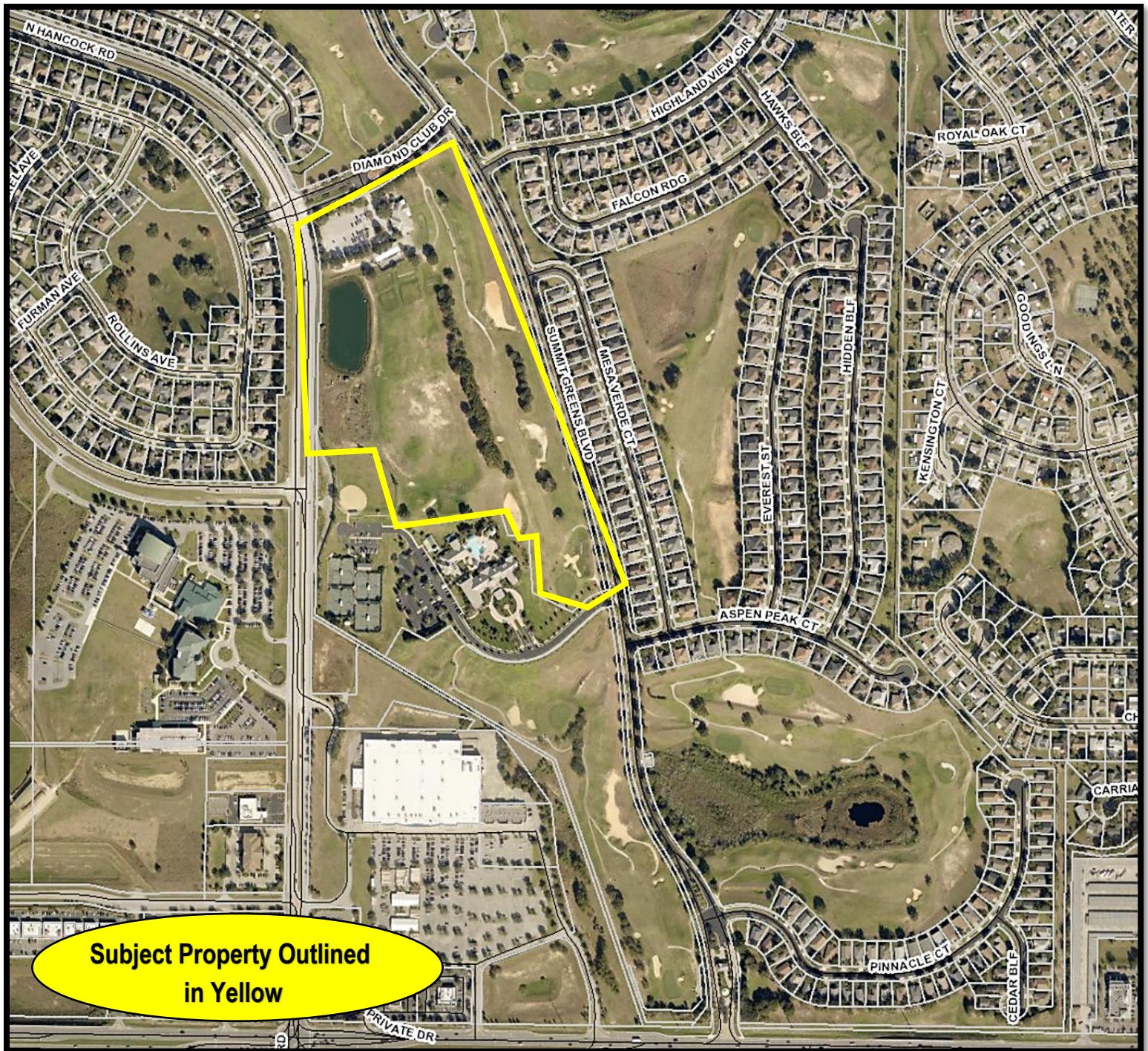
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

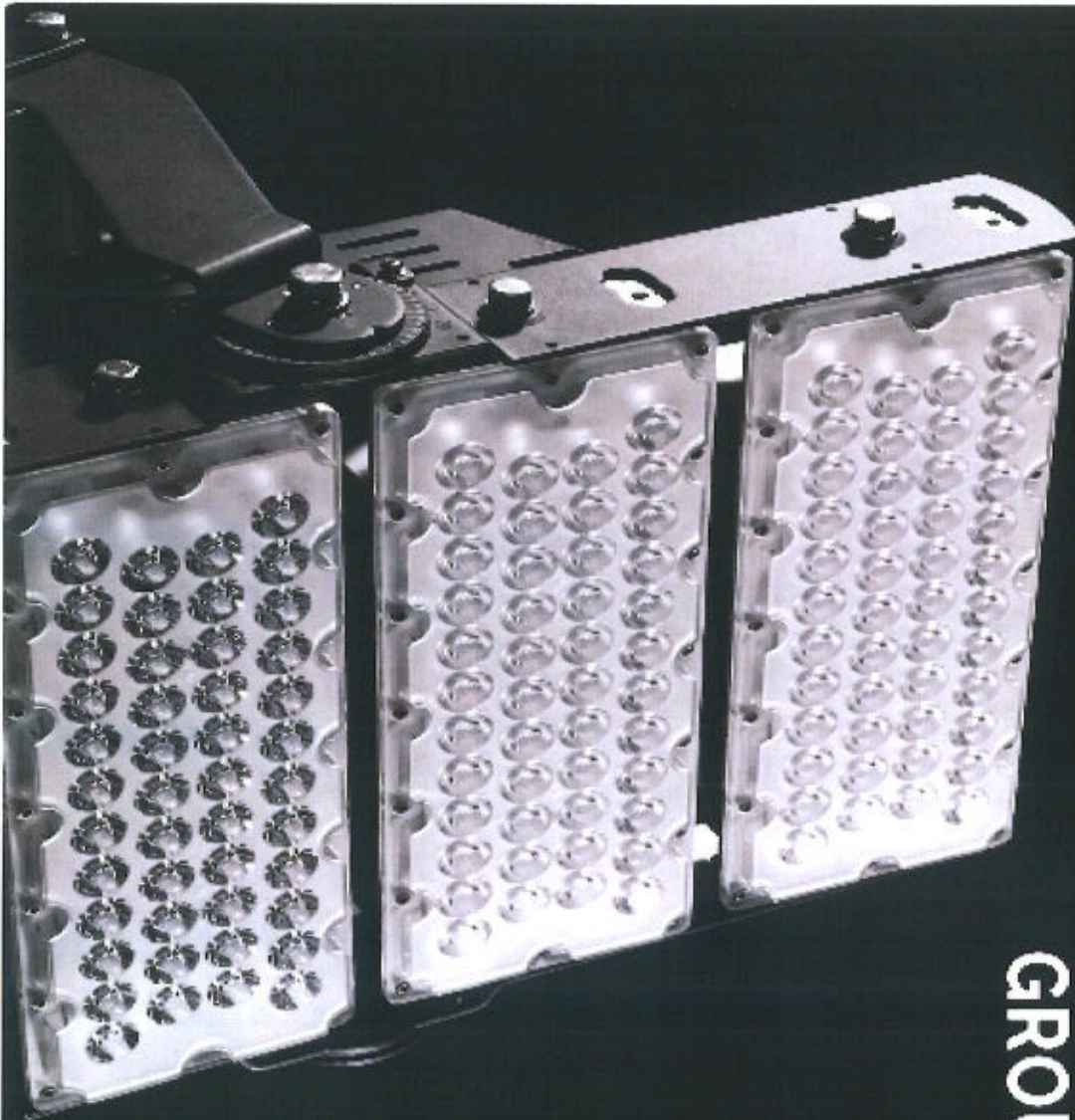
Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



GROUND MOUNTED ILLUMINATION



The Galaxy TTX range provides mid power LED ground mounted illumination specifically designed for golf outfield applications. Precise Optics, Top spec Philips or Osram LEDs for very high lumen efficiency, combined with excellent thermal management and a corrosion resistant coating, make the Galaxy range a class leading product.

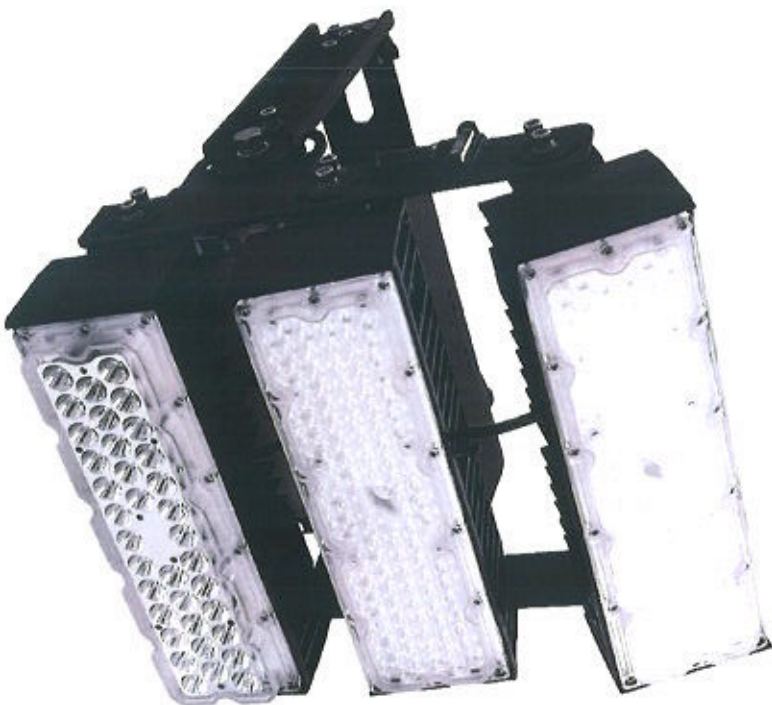
Features:

- Latest LED and Optical Technology
- Design eliminates unwanted light spill
- Ideal for use in urban / residential areas
- Used by the leading venues
- Very long service life

5 year warranty

The Galaxy TTX is the latest generation high power LED luminaires with a circuit watt efficiency of +135 lumens per watt. The externally rated drivers can be remotely mounted if required.

Each of the lensed 100w modules can be aimed individually to give an exceptional light uniformity. Robust construction and corrosion proof coating make this fixture suitable for harsh weather climates.










For more information about the product featured in this datasheet please contact the experts at Exled. Call 01453 756 361, email sales@exled.co.uk or visit exled.co.uk

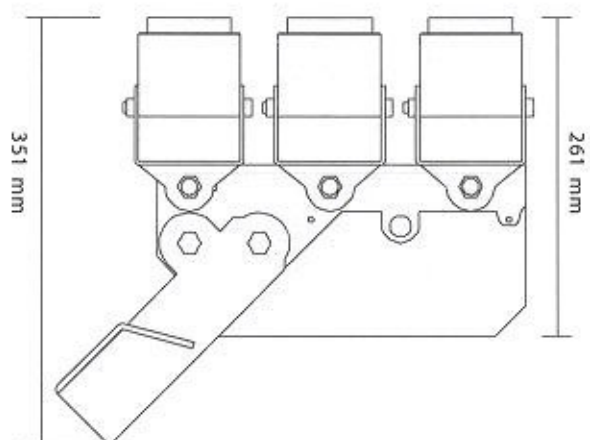


DS_GALAXY-300-TTX

Product Code	Galaxy 300 TTX
Power (Watts)	300
Lumen Output	36,600
Weight (kg)	9
Input Voltage	100-277VAC
LED Chip	Philips Lumileds / Osram
Dimmable Options	1-10v / Dial Optional
Finish	Black or Grey Powder Coating
IP Rating	IP66
Beam Angles	10° / 25° / 30° / 45° / 60° / 90° / 120°
CCT	4000K / 5000K / 6500K
Warranty	5 Years

For more information about the product featured in this datasheet please contact the experts at Exled. Call 01453 756 361, email sales@exled.co.uk or visit exled.co.uk





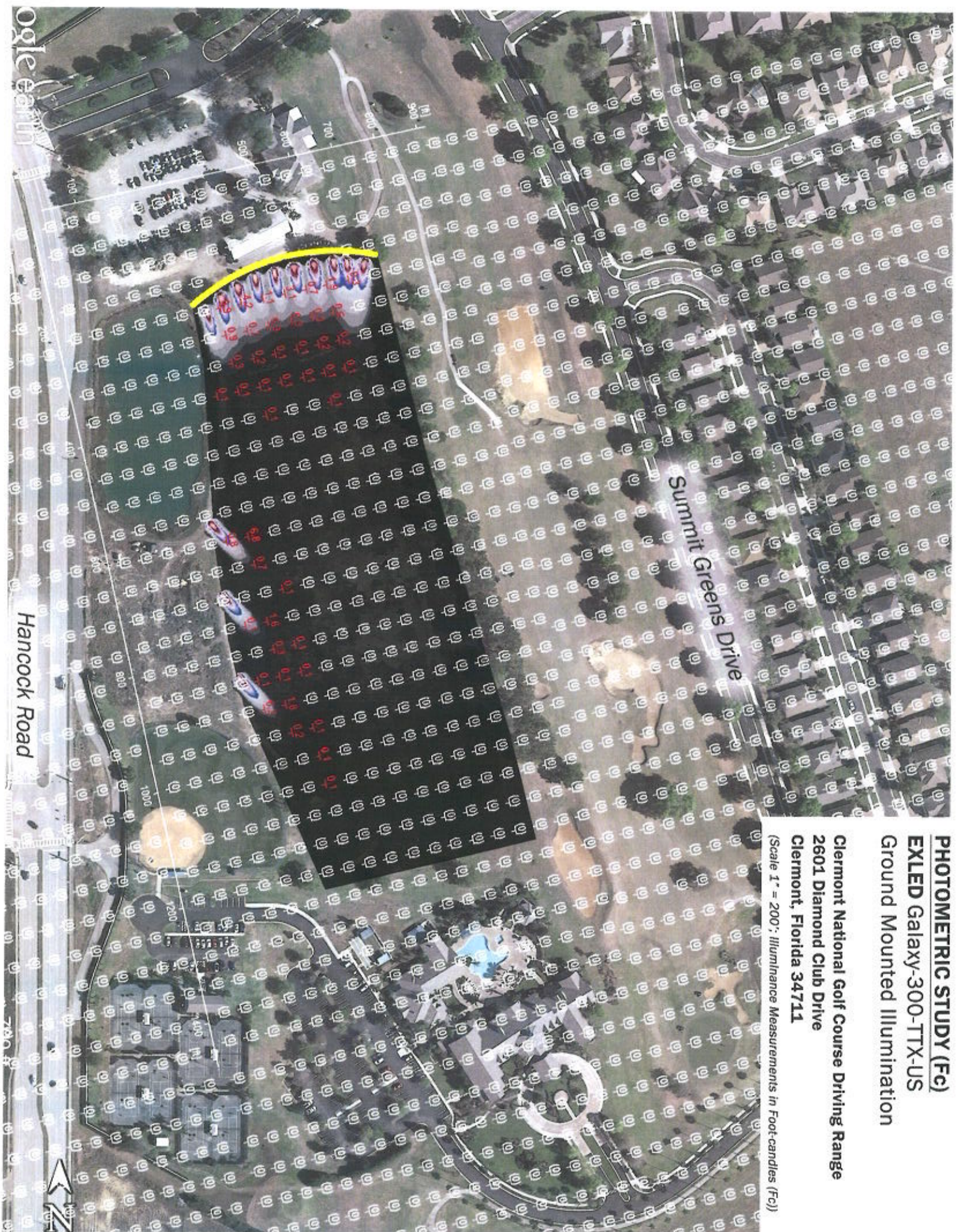
For more information about the product featured in this datasheet please contact the experts at Exled. Call 01453 756 361, email sales@exled.co.uk or visit exled.co.uk



PHOTOMETRIC STUDY (Fc)
EXLED Galaxy-300-TTX-US
Ground Mounted Illumination

Clermont National Golf Course Driving Range
2601 Diamond Club Drive
Clermont, Florida 34711

(Scale 1" = 200'; Illuminance Measurements in Foot-candles (Fc))





CITY OF CLERMONT
**CONDITIONAL USE PERMIT
 APPLICATION**

Date September 29, 2021		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Clermont National Golf Course/Summit Greens			
Applicant SRGC, LLC			
Contact Person Jimmy Crawford, Esq.			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrawford@cmhlawyers.com; jcotch@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name SRGC, LLC			
Owner Address 2601 Diamond Drive	City Clermont	State FL	Zip 34711
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 2601 Diamond Drive	City Clermont	State FL	Zip 34711
General Location East of Hancock Road, North of SR 50.			
Legal Description & Alternate Key (include copy of survey) Please see attached survey. AK # 3811382			
Land Use (City verification required) Low Density Residential			
Zoning (City verification required) PUD/CUP (Resolution 988)			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

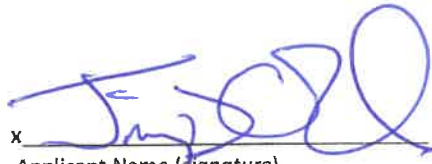
Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

The Owner has recently purchased the Sanctuary Ridge Golf Course, and is undertaking a complete renovation/restoration of the course, which will be renamed Clermont National Golf Course. As a part of that effort, the driving range is being updated. The current CUP prohibits golf course lighting. The Owner wishes to install state-of-the-art ground illumination, which is not mounted on poles and only supplies ground illumination to the driving range properties, eliminating offsite impacts. The Owner also wishes to:

- (1) Place a limitation on the hours of range operations, from dawn up to a maximum of 11 p.m.;
 - (2) Prohibit Owner from installing or operating any sound amplification or broadcasting device or system on the range; and
 - (3) Prohibit Owner from installing or operating a restaurant, bar, or other entertainment facility at the range.
- However, a small snack bar, including non-liquor beverage sales, is allowed.

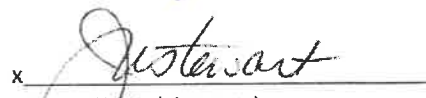
Jimmy D. Crawford

Applicant Name (print)

x 
Applicant Name (signature)

Jimmy Stewart

Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 Fax: (352) 394 3542

5/26/2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

SRGC, LLC

Filing Information

Document Number L08000002683
FEI/EIN Number 87-2133987
Date Filed 01/08/2008
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 08/23/2021
Event Effective Date NONE

Principal Address

2601 DIAMOND CLUB DR
 CLERMONT, FL 34711

Changed: 08/23/2021

Mailing Address

2601 DIAMOND CLUB DR
 CLERMONT, FL 34711

Changed: 08/23/2021

Registered Agent Name & Address

WICK, JOHN
 1855 WEST STATE ROAD 434
 SUITE 255
 LONGWOOD, FL 32750

Name Changed: 02/26/2015

Address Changed: 02/26/2015

Authorized Person(s) Detail

Name & Address

Title MGR

STEWART, JAMES W

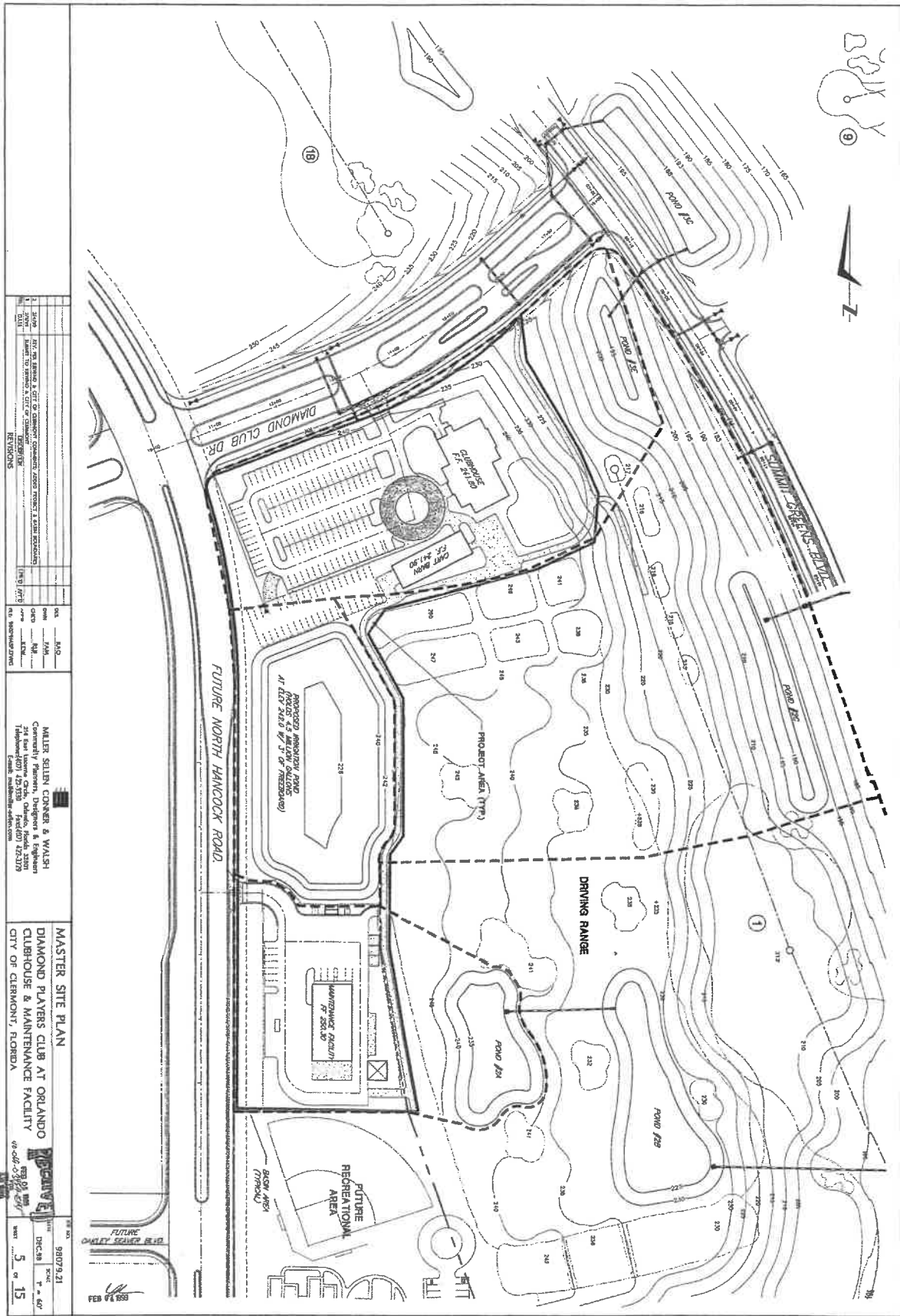
through a central angle of 41°17'06", a distance of 771.00 feet, to a point of tangency; thence North 72°34'26" West, a distance of 649.67 feet, to the point of curvature of a curve, concave to the North, having a radius of 3,930.00 feet, thence to the West, along the arc of said curve through a central angle of 07°41'34", a distance of 527.65 feet, to a point of tangency; thence North 64°52'52" West, a distance of 181.36 feet; thence North 44°01'04" East, a distance of 31.65 feet, thence North 45°58'56" West, a distance of 15.00 feet; thence North 44°01'04" East, a distance of 234.92 feet, to the point of curvature of a curve, concave to the Northwest, having a radius of 640.00 feet; thence to the Northeast, along the arc of said curve through a central angle of 05°00'37", a distance of 55.97 feet, to a point of intersection with a non-tangent curve, concave to the North, having a radius of 3,620.00 feet, the radius point of said curve bears North 26°35'43" East; thence to the East, along the arc of said curve through a central angle of 09°10'09", a distance of 579.32 feet, to a point of tangency, thence South 72°34'26" East, a distance of 404.46 feet; thence North 17°25'47" East, a distance of 173.86 feet, to the point of curvature of a curve, concave to the Southeast, having a radius of 530.00 feet; thence to the Northeast, along the arc of said curve through a central angle of 15°55'58", a distance of 147.38 feet, to a point of tangency, thence North 33°21'45" East, a distance of 6.97 feet; thence North 64°58'06" West, a distance of 105.00 feet, to the point of curvature of a curve, concave to the Northeast, having a radius of 640.00 feet, thence to the Northwest, along the arc of said curve through a central angle of 13°29'55", a distance of 150.78 feet, to a point of intersection with a line radial to said curve and also being the East line of Lot 3 of said plat of Summit Greens Phase 2A; thence North 38°31'50" East, along said East line a distance of 110.00 feet, to a point of intersection with a non-tangent curve, concave to the Northeast, having a radius of 530.00 feet, the radius point of said curve bears North 38°31'49" East; thence to the Southeast, along the arc of said curve through a central angle of 13°29'56", a distance of 124.87 feet, to a point of tangency, thence South 64°58'06" East, a distance of 80.61 feet, to a point of intersection with a non-tangent curve, concave to the West, having a radius of 35.00 feet, the radius point of said curve bears South 25°01'43" West; thence to the South, along the arc of said curve through a central angle of 98°19'51", a distance of 60.07 feet, to a point of intersection with a non-radial line; thence South 74°14'26" East, a distance of 62.95 feet to the Point of Beginning.

TOGETHER WITH:

A replat of a portion of Future Development Tract "E", SUMMIT GREENS, PHASE 1A, according to the plat thereof recorded in Plat Book 42, Pages 6-35 inclusive, Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Northeasterly most corner of Lot 1, Summit Greens Phase 2A, according to the plat thereof, recorded in Plat Book 46, Pages 21-25, Public Records of Lake County, Florida, thence the following three courses along the North line of Summit Greens Phase 2A, North 54°00'07" West, a distance of 305.47 feet, to a point of intersection with a non-tangent curve, concave to the Northeast, having a radius of 359.92 feet, the radius point of said curve bears North 35°59'46" East; thence to the Northwest, along the arc of said curve through a central angle of 08°42'00", a distance of 54.65 feet, to a point of intersection with a non-tangent line, thence North 45°18'15" West, a distance of 194.65 feet, to the point of curvature of a curve, concave to the Southwest, having a radius of 640.00 feet; thence to the Northwest, along the arc of said curve through a central angle of 02°51'49", a distance of 31.99 feet, to a point of intersection with a non-tangent line; thence North 56°01'47" East, a distance of 263.01 feet, to a point of intersection with a non-tangent curve, concave to the North, having a radius of 170.00 feet, the radius point of said curve bears North 33°48'23" East; thence to the East, along the arc of said curve through a central angle of 57°51'47", a distance of 171.68 feet, to a point of intersection with a line radial to said curve, thence South 24°03'24" East, a distance of 92.40 feet; thence South 52°06'39" East, a distance of

having a radius of 1460.00 feet; thence run East along the arc of said curve through a central angle of 3°47'05" and a distance of 96.44 feet to a point on the curve and the Point of Beginning, thence run South 30°46'44" East for a distance of 395.20 feet to a point of curvature of a curve concave West having a radius of 360.00 feet; thence run South along the arc of said curve through a central angle of 15°21'42" and a distance of 96.52 feet to a point of reverse curvature of a curve concave East having a radius of 580.00 feet; thence run South along the arc of said curve through a central angle of 16°26'41" and a distance of 166.47 feet to a point of reverse curvature of a curve concave West having a radius of 130.00 feet; thence run South along the arc of said curve through a central angle of 12°30'44" and a distance of 28.39 feet to point of tangency, thence run South 19°20'59" East for a distance of 129.02 feet to a point of curvature of a curve concave West having a radius of 900.00 feet, thence run South along the arc of said curve through a central angle of 15°17'56" and a distance of 240.31 feet to a point of reverse curvature of a curve concave East having a radius of 600.00 feet; thence run South along the arc of said curve through a central angle of 64°49'37" and a distance of 678.87 feet to a point of tangency; thence run South 68°52'40" East for a distance of 101.84 feet; thence run South 79°33'30" East for a distance of 21.98 feet; thence run North 14°16'51" East for a distance of 111.01 feet to a point on a curve concave North having a radius of 510.00 feet; thence run West along the arc of said curve through a central angle of 04°52'43" a distance of 43.43 feet having a chord bearing of North 73°19'30" West and chord distance of 43.41 feet to a point on the curve; thence run North 19°06'52" East for a distance of 60.00 feet to a point on a curve concave North having a radius of 450.00 feet; thence run West along the arc of said curve through a central angle of 01°17'51" and a distance of 10.19 feet having a chord bearing of North 70°13'15" West and chord distance of 10.19 feet to a point of tangency; thence run North 69°35'18" West for a distance of 49.32 feet to a point of curvature of a curve concave North having a radius of 430.00 feet; thence run West along the arc of said curve through a central angle of 0°12'09" and a distance of 1.52 feet to a point on the curve; thence run North 21°11'30" East for a distance of 110.01 feet to a point on a curve concave Northeast having a radius of 320.00 feet; thence run North along the arc of said curve through a central angle of 65°32'56" and a distance of 366.09 feet having a chord bearing of North 36°49'31" West and chord distance of 346.45 feet to a point of reverse curvature of a curve concave West having a radius of 1180.00 feet; thence run North along the arc of said curve through a central angle of 5°19'57" and a distance of 109.82 feet to a point on the curve; thence run North 86°39'44" East for a distance of 121.89 feet to a point on a curve concave East having a radius of 81.40 feet; thence run North along the arc of said curve through a central angle of 27°20'09" and a distance of 38.84 feet having a chord bearing of North 12°35'41" East and chord distance of 38.47 feet to a point of reverse curvature of a curve concave West having a radius of 82.34 feet; thence run North along the arc of said curve through a central angle of 62°57'04" and a distance of 90.46 feet to a point of reverse curvature of a curve concave East having a radius of 56.34 feet; thence run North along the arc of said curve through a central angle of 33°28'31" and a distance of 32.91 feet to a point of reverse curvature of a curve concave West having a radius of 28.27 feet; thence run North along the arc of said curve through a central angle of 38°54'50" and a distance of 19.20 feet to a point of reverse curvature of a curve concave East having a radius of 66.54 feet; thence run North along the arc of said curve through a central angle of 54°30'08" and a distance of 63.29 feet to a point of reverse curvature of a curve concave West having a radius of 22.13 feet; thence run North along the arc of said curve through a central angle of 50°43'46" and a distance of 19.59 feet to a point of reverse curvature of a curve concave East having a radius of 19.34 feet, thence run North along the arc of said curve through a central angle of 52°40'54" and a distance of 17.78 feet to a point of tangency; thence run North 26°15'54" East for a distance of 129.45 feet; thence run North 00°08'20" West for a distance of 89.28 feet; thence run South 89°51'40" West for a distance of 275.96 feet; thence run North 84°54'05" West for a distance of 28.31 feet to a point on a curve concave West having a radius of 640.00 feet; thence run North along the arc of said curve through a central angle of 15°21'42" and a distance of 171.59 feet

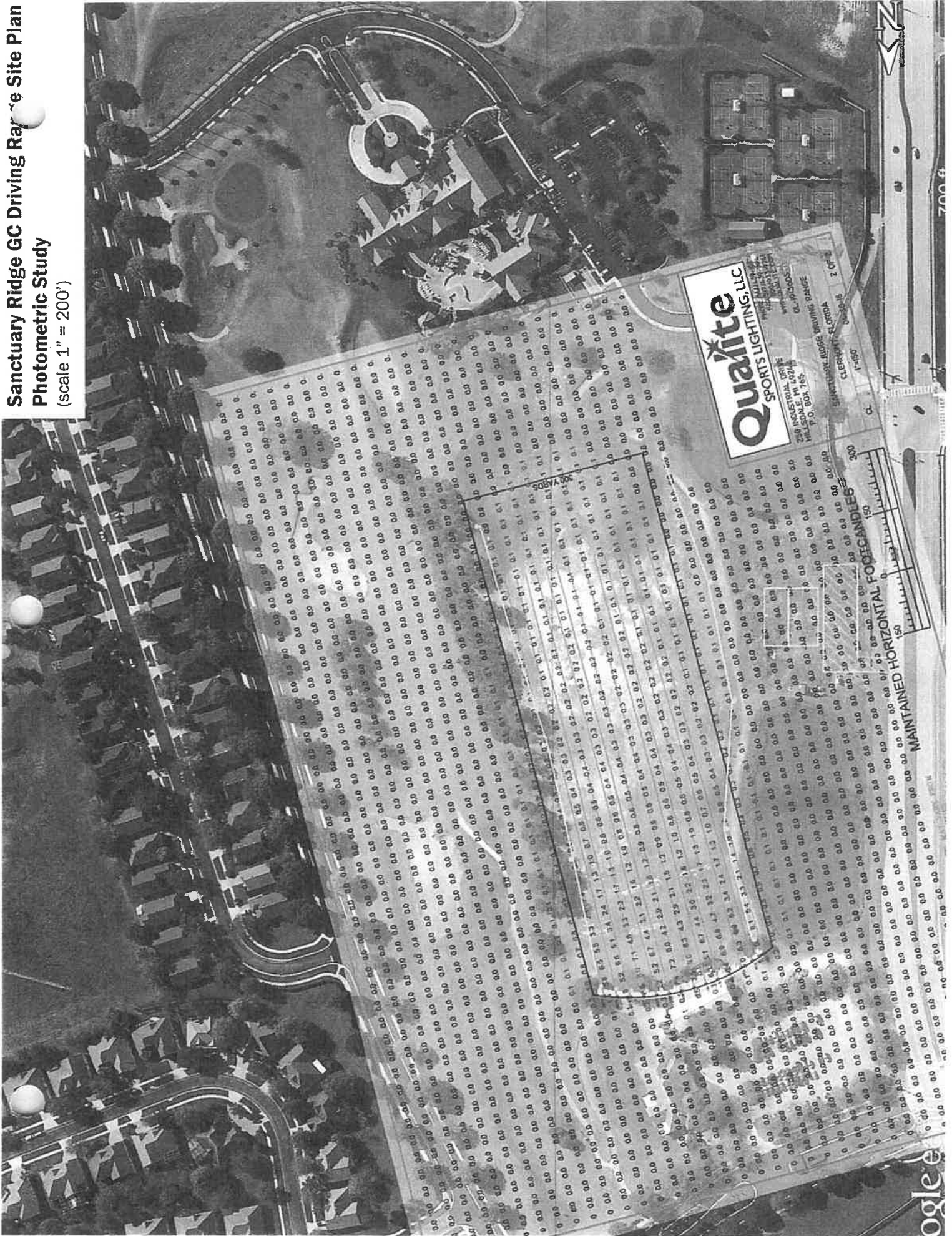


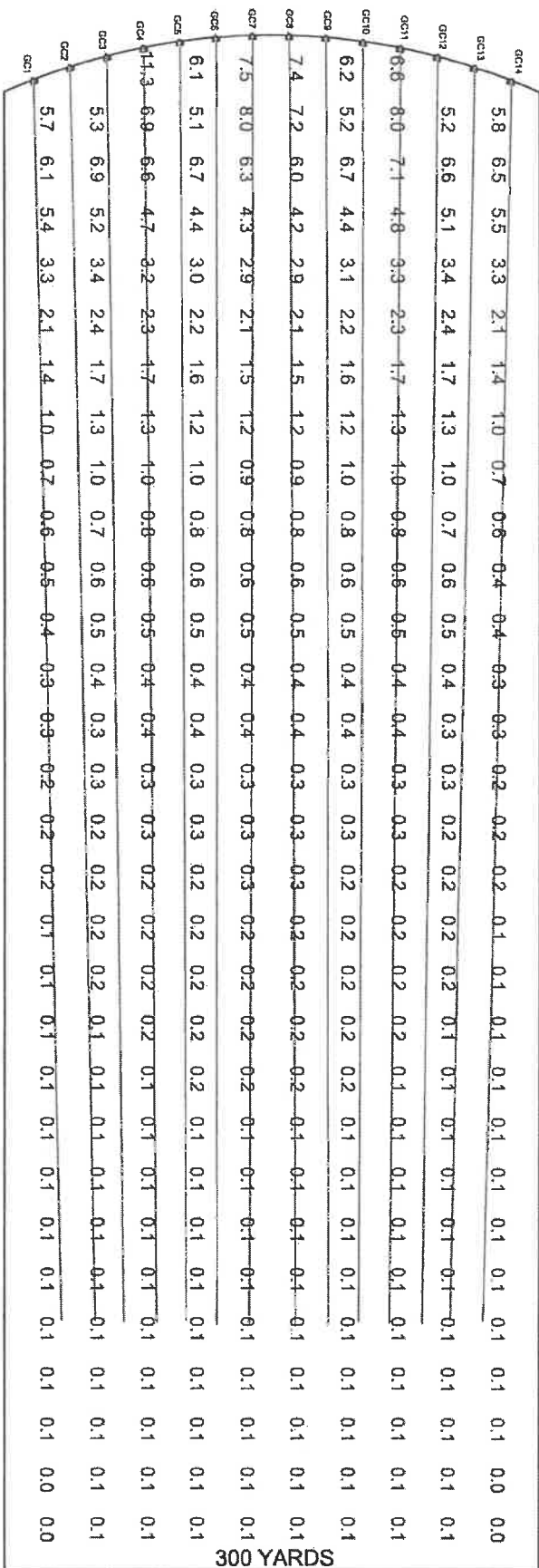


Sanctuary Ridge GC Driving Range

McInnis Park Driving Range Example

Sanctuary Ridge GC Driving Range Site Plan
 Photometric Study
 (scale 1" = 200')





Fixture	x-loc	y-loc	height	N3	kW
GC1	26.5	-143	13ft	1	0.5
GC10	3.8	55	13ft	1	0.5
GC11	7.5	77	13ft	1	0.5
GC12	12.5	99	13ft	1	0.5
GC13	18.8	121	13ft	1	0.5
GC14	26.5	143	13ft	1	0.5
GC2	18.8	-121	13ft	1	0.5
GC3	12.5	-99	13ft	1	0.5
GC4	7.5	-77	13ft	1	0.5
GC5	3.8	-55	13ft	1	0.5
GC6	1.4	-33	13ft	1	0.5
GC7	0.2	-11	13ft	1	0.5
GC8	0.2	11	13ft	1	0.5
GC9	1.4	33	13ft	1	0.5
Total				14	7.3

N3
Q-LED GameChanger 500W

MAINTAINED HORIZONTAL FOOTCANDLES

GUARANTEED FOR THE RATED LIFE OF THE LAMP WITHIN +/-10% OF LIGHT LEVEL INDICATED. BASED ON PROPER INSTALLATION, VOLTAGE +/-3%, POLE PLACEMENT AND MOUNTING HEIGHT WITHIN 3 FEET OF SPECIFIED LOCATION AND HEIGHT.



250 INDUSTRIAL DRIVE
HILLSDALE, MI 49242
P.O. BOX 765

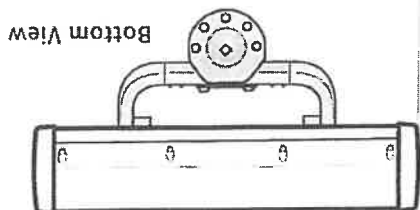
PHONE: 517/439-1581
FAX: 517/439-1194
800/933-9741
WWW.QUALITE.COM

CL-19136D3

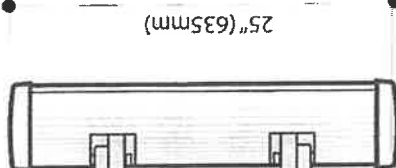
SANCTUARY RIDGE DRIVING RANGE
CLERMONT, FLORIDA

CL 1' = 100' 04-30-18 1 OF 2

GAMECHANGER 500

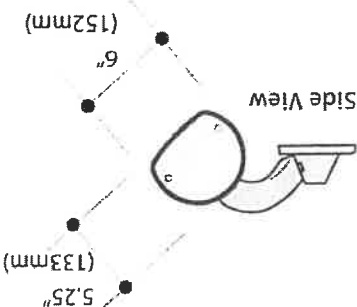


Bottom View



25" (635mm)

14" (355mm)



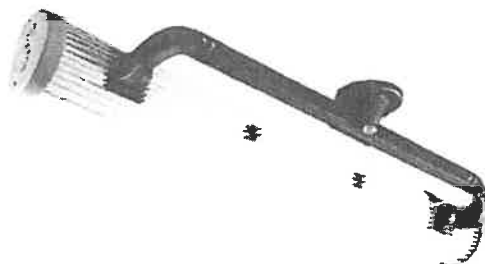
Side View

6" (152mm)

5.25" (133mm)

RATINGS
Outdoor sports fields at all levels, general area lighting
IP66, -40°C to 55°C

APPLICATIONS



GAMECHANGER 500



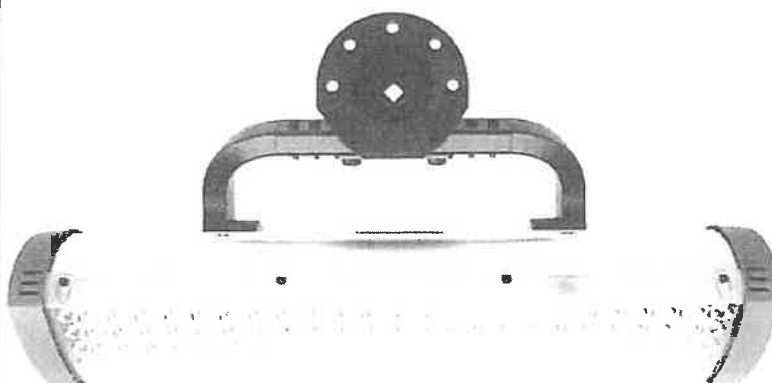
Amps are based on single Phase.
3 Phase systems will be balanced per pole.
480 and 347V - Will be stepped down to 277V.

The specifications listed were obtained under optimal testing conditions. Please note that changes in options, features and specifications may result in slightly different performance among fixtures.

GAMECHANGER™ Electrical Detail	GAMECHANGER™ 500
Input Watts	500w
Kw Draw	0.52
*Lumen Output	58,000
Lumens/Watts	115
CCT	5,700
CRI	>80
Weight	27 lbs.
CURRENT	27amps
277v	1.88
240v	2.17
208v	2.5
120v	4.33

INPUT POWER
100v - 240v auto sensing
200v - 300v auto sensing
480v with neutral can be split into 277v and round patterns with asymmetrical rectangular and various symmetrical and TIR lens technology.

OPTICS





The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/18/2021
Order Number:	6429910
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	66.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/26/2021 - 11/02/2021	Govt Public Notices
LEE dailycommercial.com	2	10/26/2021 - 11/02/2021	Govt Public Notices

Total Order Confirmation

\$202.72

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit (CUP) to allow for the operation and restoration of an existing golf course and driving range permitted use; as part of the Summit Greens Planned Unit Development (Resolution 988) zoning district, at the following location:

LOCATION:

Vacant parcel located east of
Hancock Road,
and north of State Road 50
2601 Diamond Club Drive, aka
"The Sanctuary Ridge Golf Course"
(Alternate Key 3811382)

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

The Clermont Planning & Zoning Commission will consider this request at a public meeting on Tuesday, November 2, 2021 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting on Tuesday, November 9, 2021 at 6:30 P.M.

All public meetings will be held at the Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Street, Clermont FL.

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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

6429910
October 26, 2021 &
November 02, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 2, 2021		
Agenda Item Name		
Ordinance No. 2021-032 - <i>Tabled to January 4, 2022</i> <i>Stillwell Clermont Rezoning</i>		
Requested Action		
Tabled to January 4, 2022 Meeting.		
Staff Report		
The applicant has requested to table Ordinance 2021-032 until January 4, 2022.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal ad	Legal ad.pdf	

LEGAL NOTICE

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

ORDINANCE NO. 2021-032

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION

Site located two miles south of Hartwood Marsh Road,
and East of US Highway 27 Alternate Key #1462436, 3914659,
52.23 +/- Acres

LEGAL DESCRIPTION

A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 21, THENCE S89°30'24"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39"E, A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH 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 THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 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 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

REZONING REQUEST:

FROM: (UT) Urban Transition District

TO: (PUD) Planned Unit Development District

"To allow for a mixed use development with up to 230 multi-family residential units."



The Planning & Zoning Commission will consider the request at their meeting to be held on Tuesday, November 2, 2021 at 6:30 P.M.

A public meeting to consider the request will be held before the Clermont City Council on Tuesday, November 9, 2021 at 6:30 P.M. for Introduction and on Tuesday, December 14, 2021 for the Final Adoption.

The meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 2, 2021		
Agenda Item Name		
Ordinance No. 2022-001 <i>Property Rights Element</i>		
Requested Action		
Staff recommends approval and transmittal of the proposed Property Rights Element to the State Reviewing Agencies.		
Staff Report		
This Comprehensive Plan Amendment is a staff initiated amendment to adopt Chapter XIV - Property Rights Element to the City's Comprehensive Plan. On June 29, 2021, Governor DeSantis approved House Bill No. 59, which amended Section 163.3177, Florida Statutes, to require local governments to include a property rights element in their comprehensive plans. The property rights element is to implement the legislative intent expressed in Subsection 163.3161(10) and 187.101(3), Florida Statutes, that governmental entities respect judicially acknowledged and constitutionally protected private property rights. Each local government is now required to adopt a property rights element in its comprehensive plan prior to the next proposed plan amendment. Staff has modeled the element after the language contained in House Bill No. 59, according to 163.3177(6) (i) (1) (1-4). Staff recommends approval and transmittal of the proposed Property Rights Element to the State Reviewing Agencies. Once comments are received, an adoption hearing will be scheduled in early 2022 to finalize the proposed element.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-001 Property Rights (10.24.2021 V1) - RFBL	Ord 2022-001 Property Rights (10.24.2021 V1) - RFBL.pdf	
2. Property Rights Element	Property Rights Element.pdf	
3. CH 2021-195 Laws of Florida Property Rights	CH 2021-195 Laws of Florida Property Rights.pdf	
4. 2022-001 Property Rights Element legal ad	2022-001 Property Rights Element legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-001

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 ESTABLISHING CHAPTER XIV PROPERTY RIGHTS ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION 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 Property Rights Element is hereby adopted as shown in Exhibit A.

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2022-001

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 4: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 5: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-001

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of February, 2022.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Exhibit A



CITY OF CLERMONT
COMPREHENSIVE PLAN
CHAPTER XIV
PROPERTY RIGHTS ELEMENT

Adopted February 8, 2022

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CHAPTER XIV
PROPERTY RIGHTS

GOAL 1: The City shall respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision making.

Objective 1: Consideration of Property Rights. The City of Clermont shall ensure that property rights are considered in the decision-making process.

Policy 1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights will be considered in the decision-making process.

Policy 1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances, will be considered in the decision-making process.

Policy 1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property will be considered in the decision-making process.

Policy 1.4: The right of a property owner to dispose of his or her property through sale or gift will be considered in the decision-making process.



CITY OF CLERMONT
COMPREHENSIVE PLAN
CHAPTER XIV
PROPERTY RIGHTS ELEMENT

Adopted February 8, 2022

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CHAPTER XIV PROPERTY RIGHTS

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Policy 1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property will be considered in the decision-making process.

Policy 1.4: The right of a property owner to dispose of his or her property through sale or gift will be considered in the decision-making process.

CHAPTER 2021-195

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 59

An act relating to growth management; amending s. 163.3167, F.S.; specifying requirements for certain comprehensive plans effective, rather than adopted, after a specified date and for associated land development regulations; amending s. 163.3177, F.S.; requiring local governments to include a property rights element in their comprehensive plans; providing a statement of rights which a local government may use; requiring a local government to adopt a property rights element by the earlier of its adoption of its next proposed plan amendment initiated after a certain date or the next scheduled evaluation and appraisal of its comprehensive plan; prohibiting a local government's property rights element from conflicting with the statement of rights contained in the act; amending s. 163.3237, F.S.; providing that the consent of certain property owners is not required for development agreement changes under certain circumstances; providing an exception; amending s. 337.25, F.S.; requiring the Department of Transportation to afford a right of first refusal to certain individuals under specified circumstances; providing requirements and procedures for the right of first refusal; amending s. 380.06, F.S.; authorizing certain developments of regional impact agreements to be amended under certain circumstances; providing retroactive applicability; providing a declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (3) of section 163.3167, Florida Statutes, is amended to read:

163.3167 Scope of act.—

(3) A municipality established after the effective date of this act shall, within 1 year after incorporation, establish a local planning agency, pursuant to s. 163.3174, and prepare and adopt a comprehensive plan of the type and in the manner set out in this act within 3 years after the date of such incorporation. A county comprehensive plan is controlling until the municipality adopts a comprehensive plan in accordance with this act. A comprehensive plan for a newly incorporated municipality which becomes effective adopted after January 1, 2016 2019, and all land development regulations adopted to implement the comprehensive plan must incorporate each development order existing before the comprehensive plan's effective date, may not impair the completion of a development in accordance with such existing development order, and must vest the density and intensity approved by such development order existing on the effective date of the comprehensive plan without limitation or modification.

Section 2. Paragraph (i) is added to subsection (6) of section 163.3177, Florida Statutes, to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(i)1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

Section 3. Section 163.3237, Florida Statutes, is amended to read:

163.3237 Amendment or cancellation of a development agreement.—A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest. A party or its designated successor in interest to a development agreement and a local government may amend or cancel a development agreement without securing the consent of other parcel owners whose property was originally subject to the development agreement, unless the amendment or

cancellation directly modifies the allowable uses or entitlements of such owners' property.

Section 4. Subsection (4) of section 337.25, Florida Statutes, is amended to read:

337.25 Acquisition, lease, and disposal of real and personal property.

(4) The department may convey, in the name of the state, any land, building, or other property, real or personal, which was acquired under subsection (1) and which the department has determined is not needed for the construction, operation, and maintenance of a transportation facility. When such a determination has been made, property may be disposed of through negotiations, sealed competitive bids, auctions, or any other means the department deems to be in its best interest, with due advertisement for property valued by the department at greater than \$10,000. A sale may not occur at a price less than the department's current estimate of value, except as provided in paragraphs (a)-(d). The department may afford a right of first refusal to the local government or other political subdivision in the jurisdiction in which the parcel is situated, except in a conveyance transacted under paragraph (a), paragraph (c), or paragraph (e). Notwithstanding any provision of this section to the contrary, before any conveyance under this subsection may be made, except a conveyance under paragraph (a) or paragraph (c), the department shall first afford a right of first refusal to the previous property owner for the department's current estimate of value of the property. The right of first refusal must be made in writing and sent to the previous owner via certified mail or hand delivery, effective upon receipt. The right of first refusal must provide the previous owner with a minimum of 30 days to exercise the right in writing and must be sent to the originator of the offer by certified mail or hand delivery, effective upon dispatch. If the previous owner exercises his or her right of first refusal, the previous owner has a minimum of 90 days to close on the property. The right of first refusal set forth in this subsection may not be required for the disposal of property acquired more than 10 years before the date of disposition by the department.

(a) If the property has been donated to the state for transportation purposes and a transportation facility has not been constructed for at least 5 years, plans have not been prepared for the construction of such facility, and the property is not located in a transportation corridor, the governmental entity may authorize reconveyance of the donated property for no consideration to the original donor or the donor's heirs, successors, assigns, or representatives.

(b) If the property is to be used for a public purpose, the property may be conveyed without consideration to a governmental entity.

(c) If the property was originally acquired specifically to provide replacement housing for persons displaced by transportation projects, the department may negotiate for the sale of such property as replacement

housing. As compensation, the state shall receive at least its investment in such property or the department's current estimate of value, whichever is lower. It is expressly intended that this benefit be extended only to persons actually displaced by the project. Dispositions to any other person must be for at least the department's current estimate of value.

(d) If the department determines that the property requires significant costs to be incurred or that continued ownership of the property exposes the department to significant liability risks, the department may use the projected maintenance costs over the next 10 years to offset the property's value in establishing a value for disposal of the property, even if that value is zero.

(e) If, at the discretion of the department, a sale to a person other than an abutting property owner would be inequitable, the property may be sold to the abutting owner for the department's current estimate of value.

Section 5. Paragraph (d) of subsection (4) of section 380.06, Florida Statutes, is amended to read:

380.06 Developments of regional impact.—

(4) LOCAL GOVERNMENT DEVELOPMENT ORDER.—

(d) Any agreement entered into by the state land planning agency, the developer, and the local government with respect to an approved development of regional impact previously classified as essentially built out, or any other official determination that an approved development of regional impact is essentially built out, remains valid unless it expired on or before April 6, 2018, and may be amended pursuant to the processes adopted by the local government for amending development orders. Any such agreement or amendment may authorize the developer to exchange approved land uses, subject to demonstrating that the exchange will not increase impacts to public facilities. This paragraph applies to all such agreements and amendments effective on or after April 6, 2018.

Section 6. The Legislature finds and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/08/2021
Order Number:	6396033
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	80.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/18/2021 - 01/22/2022	Govt Public Notices
LEE dailycommercial.com	2	10/18/2021 - 01/22/2022	Govt Public Notices

Total Order Confirmation

\$243.60

Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-001

The City of Clermont will hold public hearings on Tuesday, November 2, 2021 at 6:30 PM before the Planning and Zoning Commission and on Tuesday, November 9, 2021 at 6:30 PM before the City Council (transmittal hearings), and on Tuesday, February 8, 2022 at 6:30 PM before the City Council (final adoption hearing) to consider proposed changes to the City's adopted comprehensive plan.

ORDINANCE #2022-001:

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 ESTABLISHING CHAPTER XIV PROPERTY RIGHTS ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION 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) 241-7335 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 through 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

6396033
October 18, 2021 &
January 22, 2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, November 2, 2021	
Agenda Item Name	
Ordinance No. 2022-002 <i>Wellness Way Future Land Use Amendment</i>	
Requested Action	
Staff recommends approval and transmittal of the proposed Future Land Use Element to the State Reviewing Agencies.	
Staff Report	
This Comprehensive Plan Text Amendment is a staff initiated amendment to add an additional Goal with Policies and Objectives within the Future Land Use Element that specifically addresses the Wellness Way Area Plan (WWAP). The WWAP was developed in 2016 by Lake County to address growth demands for an area that has significant potential for economic development in southeast Lake County. The area has been viewed as an opportunity to diversify the regional economy, protect natural resources and strengthen connectivity with other economic hubs in the region. The northern portion of Wellness Way falls within the Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA) between the County and the City of Clermont. Some properties within Wellness Way have already been annexed into the City. The Wellness Way Implementation Plan is a joint effort of the City of Clermont and Lake County to collaboratively activate a +/- 15,000-acre area lying between US 27 and State Road 429 (the Orlando Beltway). This effort is founded in the approval of the remedial Wellness Way Area Plan (WWAP) comprehensive plan amendment in 2016 by Lake County. The two local governments view this area as an emerging center for new employment and supporting residential development. The original approval of the WWAP envisioned the implementation to occur via master Planned Unit Developments (PUD). In an effort to revisit the original assumptions and to ensure their ongoing validity, Lake County and the City of Clermont commissioned an Implementation Plan in 2019 to establish detailed policies and standards to govern new development as well as a set of Design Guidelines to be used to review new development proposals. The Comprehensive Plan Amendment sets the framework for the forthcoming Design Guidelines, which will be incorporated into the Land Development Code. The proposed Amendment would establish a new goal in the Future Land Use Element. The new policies were the culmination of over two years of work by a 95-member Stakeholder Group comprised of landowners, elected officials, City and County staff, developers, State Agency representatives, consultants and the public. Several policy initiatives embodied in the proposed amendment include Job creation and Economic Development, Regional Transportation Connectivity, Wellness/Recreation/Open Space Network, Water Smart approaches, Preservation of Scenic Resources, and a Health and Wellness Community Commitment. The proposed changes start with Goal # 2, on page I-15 within the proposed FLU element, and progress to the end, page I-39. The added material will have <u>red underlining</u> in the document. Staff recommends approval and transmittal of the proposed Future Land Use Element to the State Reviewing Agencies. Once comments are received, an adoption hearing will be scheduled in early 2022 to finalize the amended element.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2022-002 WW Text Amend Draft PZ	Ord 2022-002 WW Text Amend Draft PZ.docx	
2.	Final Exhibit A - Future Land Use Element 2020	Final Exhibit A - Future Land Use Element 2020.pdf	
3.	2022-002 Wellness Way FLU legal ad	2022-002 Wellness Way FLU legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-002

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 ESTABLISHING AN ADDITIONAL GOAL, OBJECTIVES AND POLICIES FOR WELLNESS WAY; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION 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. 2022-002

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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 4: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 5: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-002

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of February, 2022.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Exhibit A



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended February 28, 2017
Amended August 28, 2018
Amended August 25, 2020
Amended February 8, 2022

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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 to 12 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. To encourage higher density adjacent to Downtown and provide enhanced walkability between housing and the Central Business District, land designated as Medium-Density Residential Future Land Use adjacent to the Downtown Mixed Use Future Land Use may have a density of up to 12 units per acre. However, densities higher than eight units per acres shall require a Conditional Use Permit. The Medium-Density Residential Future Land Use area eligible for density up to 12 units per acre is north of SR 50, South of Lake Minneola, West of 5th Street and East of 12th Street. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums, accessory dwelling units, 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 in the SR 50 and US 27 Overlay District, 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 12 CBD/Central Business 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 in the SR 50 and US 27 Overlay District, 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 12 CBD/Central Business 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.

GOAL 2: To create a long-term master plan for the wellness way area which promotes significant economic development while encouraging fiscally efficient and well- balanced development patterns that minimize environmental impacts and leverage existing resources.

Objective 2.1: Significant Initiatives of Wellness Way.

The City shall pursue the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the wellness corridor/recreation/open space network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

Policy 2.1.1: To achieve these initiatives, these Goals, Objectives and Policies (GOPs) specifically address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long-term horizon of development in Wellness Way. Further, to provide predictability, there are six (6) future land use categories (FLUC) as described below:

- A. Multi Use
- B. US 27
- C. Neighborhood
- D. Wellness Way North
- E. Conservation Subdivision
- F. Water Conserv II

These six future land use categories are depicted on the Future Land Use Map. The Map will also identify the five proposed arterial roadways that make up the primary roadway network. Final primary roadway alignments may be determined in the Planned Unit Development (PUD) process or through an independent alignment study.

Policy 2.1.2: Wellness Way is based upon providing sufficient land area to achieve a target of 1.25 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each PUD to ensure internal open space connectivity as well as connectivity to Lake Louisa State Park and Orange County.

OBJECTIVE 2.2: ECONOMIC DEVELOPMENT BRANDING STRATEGY. The city, in collaboration with lake county, shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within wellness way by focusing on growth and retention of target industries and the complimentary land uses and infrastructure needed to support them.

Policy 2.2.1: Jobs-To-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides

The City shall seek to achieve a target jobs-to-housing ratio of 1.25 jobs per one (1) dwelling unit (1.25:1) within Wellness Way. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within the planning area. The City shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for employment uses to achieve the desired volume of non-residential square footage that will produce the targeted ratio for the overall wellness way planning area.

To ensure that an adequate volume of land is set aside to accommodate the required non-residential square footage, a FLUC specific minimum FAR (as shown in Policy 2.3.2.) is applied to the non-residential square footage requirement. All PUDs are required to set aside enough acreage, as calculated above, to accommodate the required non-residential square footage at the minimum average FAR. Land use types that can be counted towards the non-residential square footage requirements include traditional, job-generating commercial, office and industrial uses (where appropriate), as well as other job-generating land uses, such as secondary education facilities, hotels, technical schools and hospitals/medical.

Policy 2.2.2: Target Industries

Non-residential employment development within Wellness Way shall target, but are not limited to, a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

- A. Ag-Tech
- B. Eco-tourism and Agri-tourism
- C. Education and Health Services
- D. Human Performance, Sports Medicine and Sports Training
- E. Leisure and Hospitality
- F. Manufacturing
- G. Medical and bio-medical
- H. Professional and Business Services
- I. Research Facilities
- J. Retail Trade
- K. Transportation, Trade and Utilities

Policy 2.2.3: Technology Infrastructure

Key to the success of Wellness Way will be the application of an advanced technology infrastructure network. PUDs within Wellness Way shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a strategy for ensuring the long-term viability of the technology infrastructure network.

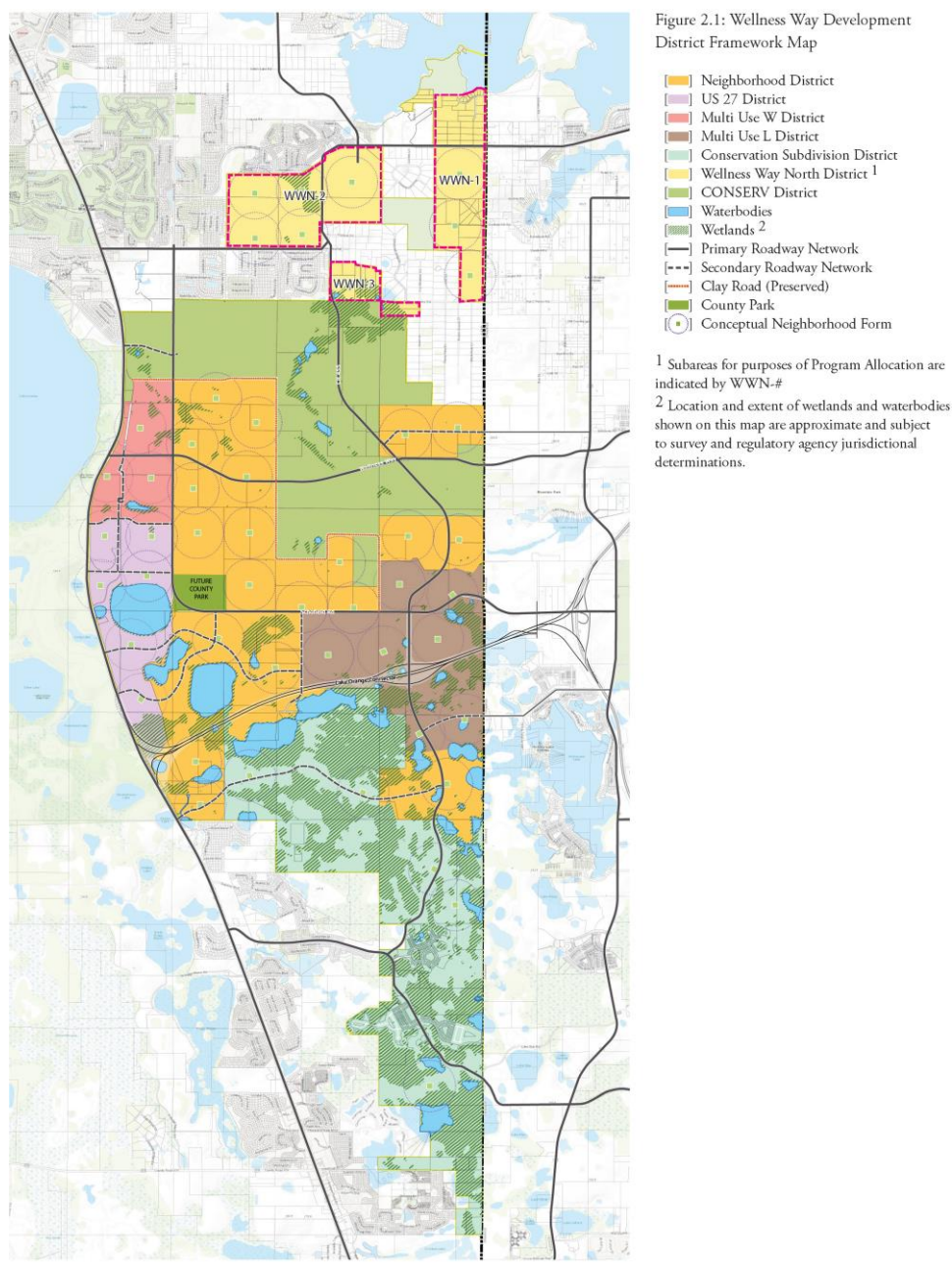
Policy 2.2.4: Energy Conservation

A primary component of Wellness Way will be the use of alternative energy sources to promote economic development. The use of sustainable energy generation will attract businesses and foster the proliferation of green technology. Alternative energy resources should be encouraged as a power source for residential and non-residential development alike. PUDs should demonstrate how alternative energy sources will be incorporated into the development when economically feasible.

Objective 2.3: Land Use, Hierarchy Of Place And Wellness Corridors

The intent of Wellness Way is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The form shall promote land use densities, intensities and mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Space and is intended to provide a hierarchy of place within each PUD.

Figure 1 – Framework Map



Policy 2.3.1: Future Land Use Categories

The following six future land use categories, as depicted on the Future Land Use Map, are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses. The general purpose of each category is described below. Specific allowable uses shall be provided for in the implementing development regulations, design guidelines and standards.

- A. The **Multi-Use FLUC** is intended to be the primary concentration of employment and non-residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.
- B. The **US 27 FLUC** is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The district is not intended to create a conventional ‘strip commercial’ frontage along US 27.
- C. The **Neighborhood FLUC** is intended to support lower density neighborhood development outside the boundaries of Wellness Way’s community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.
- D. The **Conservation Subdivision FLUC** is intended to promote a balance between carefully designed residential development while supporting the ecological value of the ‘mosaic’ of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the district.
- E. The **Wellness Way North FLUC** is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.
- F. The **Water Conserv II FLUC** is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

Policy 2.3.2: Future Land Use Categories Capacity Allocation

Development potential within Wellness Way shall be determined utilizing the “Maximum Capacity Allocation Table.” The capacity calculations provided in the “Maximum Capacity Allocation Table” determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of non-residential acreage that must be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 2.3.3 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the “Maximum Capacity Allocation Table.” Similarly, the set asides for non-residential uses cannot fall below the MINIMUM capacity determined utilizing the “Maximum Capacity

Allocation Table.” “Capacity” is calculated utilizing “net acres” (gross acres minus wetland acres minus water body acres).

All net acreage within Wellness Way shall be allocated to one of three categories according to the table below:

1. Open Space: Lands comprising the Wellness Space and Green Space areas
2. Center: Area for required non-residential uses and associated residential uses
3. Residential: Area of residential uses

<u>Future Land Use Category</u>	<u>Open Space Minimum</u>	<u>Residential Maximum</u>	<u>Center Minimum</u>
<u>Neighborhood</u>	<u>30%</u>	<u>65%</u>	<u>5%</u>
<u>US 27</u>	<u>30%</u>	<u>55%</u>	<u>15%</u>
<u>Multi-Use</u>	<u>30%</u>	<u>50%</u>	<u>20%</u>
<u>Conservation Subdivision</u>	<u>50%</u>	<u>50%</u>	<u>N/A</u>
<u>Wellness Way North 1</u>	<u>30%</u>	<u>60%</u>	<u>10%</u>
<u>Wellness Way North 2</u>	<u>30%</u>	<u>60%</u>	<u>10%</u>
<u>Wellness Way North 3</u>	<u>30%</u>	<u>60%</u>	<u>10%</u>

Each upland acre regardless of tier designation shall receive an allocation of residential capacity and be required to set aside non-residential acreage according to the figures provided below, with the exception of existing PUDs, which maintain their current entitlements until such time as a PUD is approved.

Maximum Capacity Allocation Table

<u>Future Land Use Category</u>	<u>Maximum Capacity / Net Residential Acre</u>	<u>Minimum FAR / Net Non-Residential Acre</u>
<u>Neighborhood</u>	<u>3.60 (d.u)¹</u>	<u>0.30</u>
<u>US 27</u>	<u>5.75 (d.u)</u>	<u>0.25</u>
<u>Multi-Use</u>	<u>8.00 (d.u)</u>	<u>0.20</u>
<u>Conservation Subdivision</u>	<u>2.70 (d.u)</u>	<u>0.00</u>
<u>Wellness Way North 1</u>	<u>3.08 (d.u)</u>	<u>0.33</u>
<u>Wellness Way North 2</u>	<u>2.67 (d.u)</u>	<u>0.25</u>
<u>Wellness Way North 3</u>	<u>2.25 (d.u)</u>	<u>0.17</u>

¹ This does not include potential right-of-way density bonuses (Policy 2.8.1).

* - The maximum capacity for the neighborhood district may be enhanced up to 20%, using one or more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:
 - A. Public parks
 - B. Public open space

- C. Public trail system
- D. Water Conservation trail system
- E. **Bike/pedestrian bridge over us 27**
- 2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a final PUD.

Any proposed enhancement to the maximum capacity of the neighborhood district is not a right granted by this policy but must be proffered at the time of consideration of the pud. The proposed maximum capacity enhancement shall be evaluated based on achieving the goal and objectives of the wellness way area plan.

Policy 2.3.3: Example Residential Capacity And Non-Residential Acreage Set-Aside Calculation:

A proposed PUD contains 500 net acres (gross acres minus wetland acres minus water body acres) within the Neighborhood District and 250 net acres within the Multi-Use District. The Neighborhood District FLUC allows a Residential land allocation of up to 65% and requires a Center land allocation of at least 5%. The Multi-Use District FLUC allows a Residential land allocation of up to 50% and requires a Center land allocation of at least 20%. The Neighborhood District FLUC allows a density of 3.60 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre. The Multi-Use District FLUC allows a density of 8.00 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre.

Step 1: Land Allocation Calculation

- Neighborhood District
 - Residential Maximum: 500 net acres * 65% Residential = 325 acres
 - Center Minimum: 500 net acres * 5% Center = 25 acres
 - Open Space Minimum: 500 net acres * 30% Open Space = 150 acres
- Multi-Use District
 - Residential Maximum: 250 net acres * 50% Residential = 125 acres
 - Center Minimum: 250 net acres * 20% Center = 50 acres
 - Open Space Minimum: 250 net acres * 30% Open Space = 75 acres
- Total Land Allocation
 - Residential Maximum: 450 acres
 - Center Minimum: 75 acres
 - Open Space Minimum: 225 acres

Step 2: Maximum Density Calculation

- Neighborhood District: 500 net acres * 65% Residential * 3.6 du/ac = 1,170 dwelling units
- Multi-Use District: 250 net acres * 50% Residential * 8.0 du/ac = 1,000 dwelling units
- Total Dwelling Units: 2,170

Step 3: Minimum Non-Residential Calculation

- Neighborhood District: 500 net acres * 5% Center * 0.30 FAR = 326,700 sf

- Multi-Use District: 250 net acres * 20% Center * 0.30 FAR = 653,400 sf
- Total Minimum Non-Residential Program = 980,100 sf

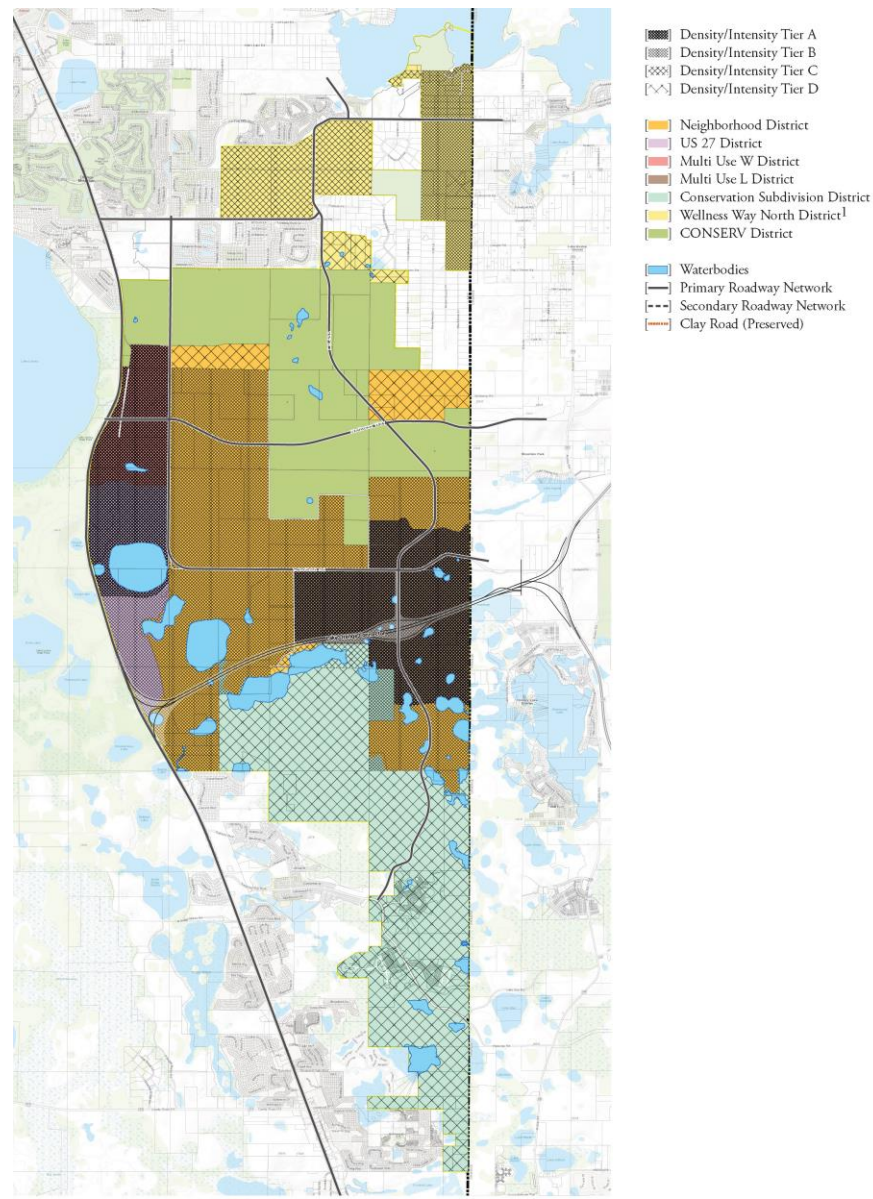
Policy 2.3.4: Future Land Use Categories Density And Intensity Calculations

Within Wellness Way, density and intensity calculations provide guidelines for the construction of residential units and non-residential square footage. Density and intensity calculations do not determine the total number of residential units and non-residential square footage allowed; those calculations are referred to as “capacity” and are provided in Policy 2.3.2. Densities and intensities are calculated utilizing “net buildable acres” (Gross acres minus wetland acres minus water body acres minus designated open space, see Policy 2.3.9 for open space guidelines) within the building footprint for that land use type (residential vs. non-residential). The total number of residential units within a PUD cannot exceed the maximum residential capacity calculation as indicated in Policy 2.3.2.² The minimum and maximum net density and intensity for any development site within a PUD is set by the following table:

² This does not include potential right-of-way density bonuses (Policy 2.8.1).

Future Land Use Category Density/Intensity Tier Summary Table

<u>Density/Intensity Tier</u>	<u>Minimum Density/Net Buildable Acre</u>	<u>Maximum Density/Net Buildable Acre</u>	<u>Minimum Average FAR</u>	<u>Maximum Average FAR</u>
<u>Tier A</u>	<u>6.00 (d.u)</u>	<u>25.00 (d.u)</u>	<u>0.25</u>	<u>2.00</u>
<u>Tier B</u>	<u>3.00 (d.u)</u>	<u>20.00 (d.u)</u>	<u>0.25</u>	<u>2.00</u>
<u>Tier C</u>	<u>2.50 (d.u)</u>	<u>15.00 (d.u)</u>	<u>0.15</u>	<u>2.00</u>
<u>Tier D</u>	<u>2.00 (d.u)</u>	<u>10.00 (d.u)</u>	<u>0.15</u>	<u>2.00</u>

Figure 2 – Density/Intensity Tiers**Policy 2.3.5: Location and Timing of Non-Residential Construction.**

Land areas set aside for the purposes of non-residential uses will be termed Centers. Non-residential development must occur within a Center. Centers may have a mix of non-residential and residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses. All Centers shall be appropriately placed in commercially viable locations located along an arterial or collector road.

Policy 2.3.6: Urban Form Guiding Principles

Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. The following are the urban form guiding principle:

- A. The overall community is intended to include a mix of uses that integrate residential, non-residential and open space networks. The overall Framework Plan and standards were developed to ensure the desired percentage distribution of uses within Wellness Way.
- B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way such as Centers, schools, parks as well as neighborhoods.
- C. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
- D. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
- E. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
- F. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.
- G. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
- H. Allow interim and/or permanent agricultural uses.
- I. All development will adhere to dark sky standards.

These guiding principles shall be specifically demonstrated in all PUDs.

Policy 2.3.7: Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. The Design Guidelines and Standards that implement this plan must be incorporated in the development standards for each PUD zoning, which culminates at the detailed design level with the specifications for complete street design.

Policy 2.3.8: Wellness Corridors

Wellness Corridor (WC) networks connect communities, Multi-use Districts, Centers, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

- A. Community farms and gardens
- B. Wetlands
- C. Water bodies
- D. Preserved uplands
- E. Trails, pedestrian ways and bikeways
- F. Viewsheds and scenic resources
- G. Cultural and environmental resources
- H. Parks/recreation facilities for active and passive use
- I. Stormwater management facilities

Policy 2.3.9: Open Space

A significant amount of land area in the form of open space and natural protected areas will be protected in Wellness Way. The natural protected areas include wetlands and water bodies. Open space will be divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area. Wellness Space also includes land area open to public access and gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space may include permeable storm water areas if enhanced as amenities using native vegetation. Open water bodies, completely surrounded by uninterrupted Wellness Space, may also be counted as Wellness Space.

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

Policy 2.3.10: Minimum Wellness and Green Space Allocation

All PUDs will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. Wetlands and water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of the water body may be counted towards the Open Space requirement. A 50-foot-wide continuous upland buffer is required around all wetlands and waterbodies counted towards Open Space.

Policy 2.3.11: Open Space Design

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, boarding the perimeter of a PUD, being used solely as a buffer, shall be discouraged. All open space calculations shall be determined during the PUD review process and shall be phased consistent with development.

Policy 2.3.12: Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Planned Unit Development (PUD). The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

Objective 2.4: Mobility.

Development within Wellness Way shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The proposed arterial roadways as generally depicted on the future land use map make up the primary roadway network. Final primary roadway alignments and additional connections may be determined in the PUD process.

Policy 2.4.1: Primary Roadway Network

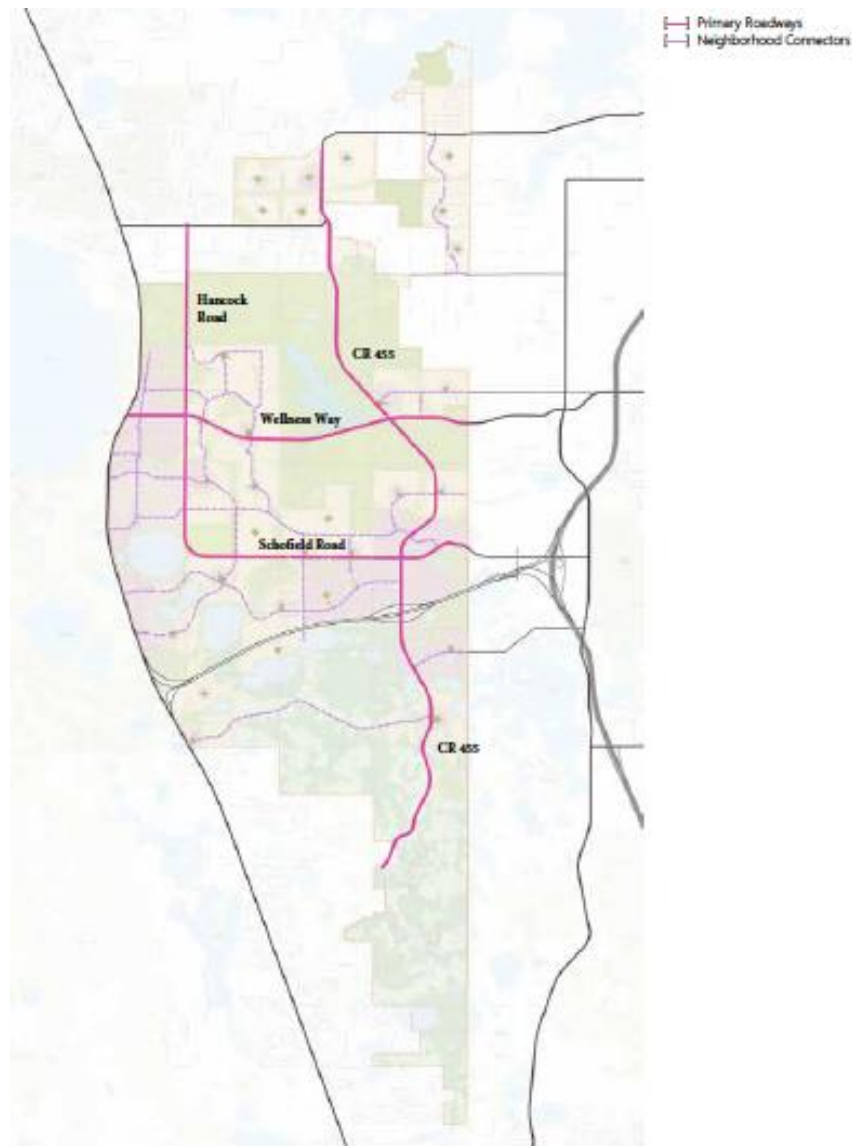
System-wide transportation capacity within Wellness Way shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

Planned Unit Developments (PUD) shall be generally consistent with the primary roadway network identified on the Framework Map and as listed below. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent a possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Primary Roadway Network

- a. Wellness Way from US 27 to the Orange County Line
- b. Hancock Road from Wellness Way to Hartwood Marsh Road
- c. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
- d. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard

Each PUD shall be required to assess its proportionate share of roadway impacts to the Primary Roadway Network, as well as impacts to US 27 and Hartwood Marsh Road. The findings of this assessment shall be used as the basis for mitigating transportation impacts in a Roadway/Transportation Impact Fee Credit Agreement with Lake County.

FIGURE 3 – PRIMARY ROADWAY NETWORK**Policy 2.4.2 Complete Streets**

Thoroughfares within Wellness Way shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections shall be established in the implementing Design Guidelines and Standards, and shall be used to guide the design of proposed facilities during the PUD process.

Policy 2.4.3: Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within Wellness Way shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

- A. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;
- B. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;
- C. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,
- D. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.
- E. Provision of Wellness Corridors with multi-use paths and trails.

Policy 2.4.4: Bicycle Facilities

PUDs shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Multi-Use Districts, Centers, neighborhoods, parks and schools. These facilities may include:

- A. Shared lane markings;
- B. Designated bike lanes;
- C. Separated bike facilities or “cycle tracks”; and/or,
- D. Multi-use paths and trails.

Policy 2.4.5: The ‘Wellness Ridgeway’

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

- a. Trunk Trail
- b. Neighborhood Trail
- c. Clay Road
- d. Water Conserv II Trail

The implementing Design Guidelines and Standards shall establish design criteria for each type of trail. The Wellness Ridgeway is a component part of the overall Wellness Corridor Network.

Policy 2.4.6: Transit

Centers located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Multi-use Districts, Centers and other regional destinations.

Policy 2.4.7: External Trip Reduction

PUDs within shall introduce measures that produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future transit service.

Policy 2.4.8: Level Of Service

The minimum roadway level of service standard within Wellness Way shall be “E,” except for US 27 which shall remain at LOS “D.”

Policy 2.4.9: Multimodal Street Design Standards

The City and Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 2.4.10: Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

The City and Lake County shall coordinate the interconnection of the roadway network with Orange County roadways to the east. Wellness Way, Schofield Road, Old YMCA Road, and Sawgrass Bay Blvd (to Flemings Road) are critical east-west connections that would benefit the City and both Counties.

Policy 2.4.11: Land Use And Transportation Integration To Reduce Vehicular Travel

The land use densities, intensities and mixture of land uses within Wellness Way are intended to integrate and support alternative transportation modes, enhance multi-modal transportation, decrease trip lengths, and promote internal capture.

Objective 2.5: Natural And Scenic Resources

Wellness Way is home to many natural resources; the area consists of xeric uplands, wetlands and surface waters, most notably Trout Lake, Adain Lake, Sawgrass Lake, and the Urban Service Area borders Johns Lake to the north. The Planned Unit Developments (PUDs) shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space known as the Wellness Corridor (WC) network within Wellness Way. These resources and corridors shall be specifically demonstrated in the PUDs.

The City shall protect its natural resources in Wellness Way through adoption of PUDs that promote the preservation or conservation of environmentally sensitive lands to include habitats containing listed animal and plant species. Natural resource protection shall be achieved through mechanisms such as buffer requirements, lower allowable densities in environmentally sensitive areas, open space preservation requirements, removal of exotic plant and animal species, maintenance of corridors, preservation of native vegetation, control of hydrological characteristics, and through use of clustering to help minimize the effect of development. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage.

Policy 2.5.1: Identification Of Environmentally Sensitive Areas

The Wellness Way Future Land Use Map generally identifies areas of potential environmentally sensitive lands. The Conservation Land Map shall guide the preparation of subsequent PUDs and their respective detailed identification of lands for permanent protection or preservation.

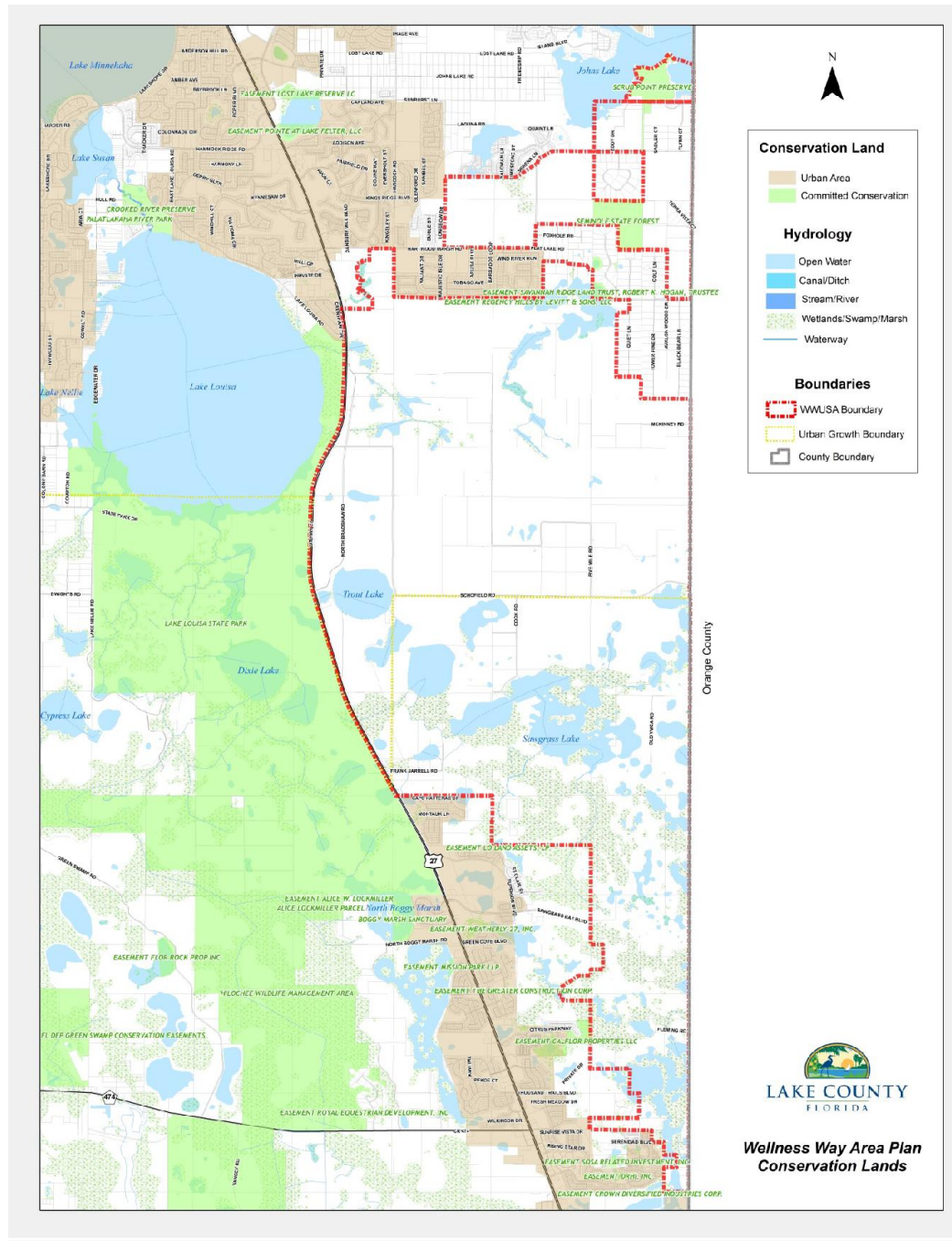
Policy 2.5.2: Identification And Preservation Of Wetlands And Water Bodies

Wetlands and water bodies shall be delineated during the PUD process. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on-site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned so as to avoid inordinate impacts to the wetlands system.

A mandatory minimum setback of 50 feet from all jurisdictional wetland lines shall be established in the PUDs, and a minimum 50-foot-wide buffer shall apply to all retained isolated and non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.

A Conservation Lands Map of the Wellness Way area is shown in Figure 4:

Figure 4 – Conservation Lands Map



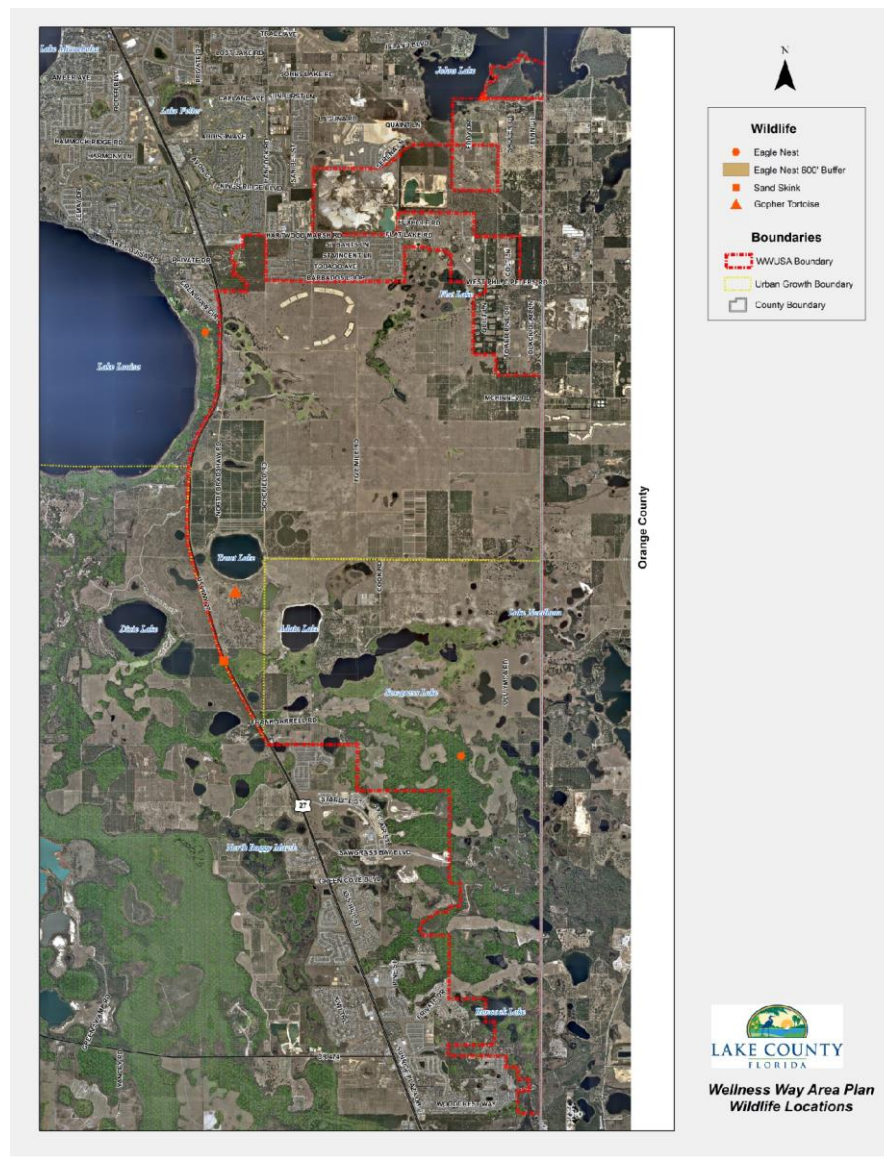
Policy 2.5.3: Conservation Of Regionally Significant Natural Resources

The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FWWC) databases shall be consulted during the preparation of all PUD. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD.

The following chart lists the State of Florida Listed Animal Species with a possibility of occurrence in Lake County.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
<u>American Alligator</u>	<u>Alligator mississippiensis</u>	<u>Federally-designated Threatened (FT)</u>
<u>Bald Eagle</u>	<u>Haliaeetus leucocephalus</u>	<u>Not currently listed</u>
<u>Eastern Indigo Snake</u>	<u>Drymarchon couperi</u>	<u>FT</u>
<u>Florida Black Bear</u>	<u>Ursus americanus floridanus</u>	<u>State-designated Threatened (ST)</u>
<u>Florida Sandhill Crane</u>	<u>Grus Canadensis pratensis</u>	<u>ST</u>
<u>Florida Scrub-Jay</u>	<u>Aphelocoma coerulescens</u>	<u>FT</u>
<u>Florida Burrowing Owl</u>	<u>Athene cunicularia floridana</u>	<u>State Species of Special Concern (SSC)</u>
<u>Florida Mouse</u>	<u>Podomys floridanus</u>	<u>SSC</u>
<u>Gopher Tortoise</u>	<u>Gopherus polyphemus</u>	<u>ST</u>
<u>Least Tern</u>	<u>Stemula antillarum</u>	<u>ST</u>
<u>Little Blue Heron</u>	<u>Egretta caerulea</u>	<u>SSC</u>
<u>Red-Cockaded WoodPecker</u>	<u>Picoides borealis</u>	<u>Federally-designated Endangered (FE)</u>
<u>Sherman's Fox Squirrel</u>	<u>Sciurus niger shermani</u>	<u>SSC</u>
<u>Short-tailed Snake</u>	<u>Lampropeltis extenuate</u>	<u>ST</u>
<u>Sand Skink</u>	<u>Plestiodon reynoldsi</u>	<u>FT</u>
<u>Snowy Egret</u>	<u>Egretta thula</u>	<u>SSC</u>
<u>Southeastern American Kestrel</u>	<u>Falco sparverius paulus</u>	<u>ST</u>
<u>Tricolored Heron</u>	<u>Egretta Tricolor</u>	<u>SSC</u>
<u>White Ibis</u>	<u>Eudocimus albus</u>	<u>SSC</u>
<u>Wood Stork</u>	<u>Mycteria Americana</u>	<u>FE</u>
<u>Osprey</u>	<u>Pandion hallaetus</u>	<u>SSC</u>

There are no known species that occur in the area that require special management plans or planning considerations other than the gopher tortoise, a state-designated threatened species; the bald eagle, which is not currently listed as a threatened or endangered species; and sand skink, which are listed as federally-designated threatened. The Wildlife Resources Map, shown below, illustrates known wildlife occurrences within the area.

Figure 5 - Wildlife Locations

Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FWWCC), and the Florida Department of Environmental Protection.

Policy 2.5.4: Lake Wales Ridge

The Lake Wales Ridge follows the east side of US Highway 27 south from Lake Apopka through Polk County and ending in Highlands County. The ridge consists of an ecosystem known as scrub and is currently home to 53 rare, indigenous and endangered plant and animal species including the Florida scrub jay, sand skink, and scrub mint. The planning area is located east of US Highway 27.

Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FWWCC), and the Florida Department of Environmental Protection.

Policy 2.5.5: Wildlife Data

An applicant for a PUD shall submit baseline data consistent with the guidelines for any state or federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FWWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within Wellness Way is having on species diversity and habitat over a period of time.

Policy 2.5.6: Identification And Preservation Of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Wellness Way and surrounding areas.

Policy 2.5.7: Creation Of The Natural Components Of The Wellness Corridor Network

At build-out, Wellness Way shall contain a large, interconnected WC network comprised of water bodies, wetlands, open space, important upland habitats and publicly owned lands. This system shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors.

Native Vegetation within Corridors

Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

Movement of Wildlife Crossings

Collaboration with the Florida Fish and Wildlife Conservation Commission (FWWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

Each PUD shall be reviewed for consistency with this policy during the approval process.

Policy 2.5.8: Site Development Standards

Collaboration with the Florida Fish and Wildlife Conservation Commission shall be required to prepare a site development plan based on standards that promote preservation of wildlife during development and promote the provision of usable habitat post-development. Site development standards shall include, but are not limited to, monitoring, low-voltage lighting, berms, and fencing. Post-development measures may include, but are not limited to, planting of native vegetation, low-voltage lighting, berms, and fencing. The City shall also require that vegetative communities and wildlife habitats be protected from adverse effects associated with development.

The PUDs shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. The PUD shall ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

Policy 2.5.9: Water Conservation Based Landscaping

A significant amount of water resource are used for irrigation of landscaped spaces in traditional developments. In recognition of the limited water resources available in South Lake County, developers in Wellness Way shall base their landscaping plans on water conservation principles and practices. Lake County may develop, and the City may require the implementation of the recommendations in a landscape design handbook which provides examples of water conserving landscape designs for commercial, residential and institutional developments as well as planted right of way areas. The handbook designs will feature the use of Florida native, drought tolerant species that require no irrigation once they have been established. The handbook will contain several design examples, listing acceptable plants and providing plan view layouts and pictorial representations of each design concept. Developers within Wellness Way shall utilize the handbook designs or shall propose a landscape design that conforms with water conservation principles for review during the permitting process. Exceptions may be granted for designs that receive irrigation solely from retained stormwater.

Policy 2.5.10: Regulation For Reclaimed Water Shall Be Enforced To Prevent Adverse Environmental Impacts.

The intent of Wellness Way is to require 100% of landscape irrigation be provided by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost consistent with the City of Clermont utility connection policies.

OBJECTIVE 2.6: PUBLIC FACILITIES

The City shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy 2.6.1: Identification Of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative

Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

Policy 2.6.2: Potable And Re-Use Water Facilities

PUDs within Wellness Way shall include an analysis of potable and re-use water demand required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

Policy 2.6.3: Sanitary Sewer Facilities

PUDs within Wellness Way shall include an analysis of sanitary sewer demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

Policy 2.6.4: Solid Waste Services

PUDs within the Wellness Way shall include an analysis of solid waste collection demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such services.

Policy 2.6.5 Parks And Trails Facilities

PUDs within Wellness Way shall include an analysis of parks and trails required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that one or more publicly dedicated park sites within the proposed PUD are needed to accommodate projected impacts, then conditions shall be provided within the PUD approval to ensure that those sites are conveyed with the development of the phase of the project.. The Framework Map and Design Guidelines and Standards shall be used as a guide to provide parks and trails facilities within the Wellness Way area.

Trails within a proposed PUD that serve as a component of the multi-modal mobility system shall be identified as part of the PUD process. Conditions for the conveyance of the right-of-way required for such trails shall be established in the PUD approval.

Policy 2.6.6: Provision Of Educational Facilities

All PUDs within Wellness Way shall include an analysis of impacts to public schools and, when necessary, include mitigation conditions consistent with the policies and procedures identified in the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA). If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed. The City shall act in accordance with Objective 1.7 and associated policies of the Intergovernmental Coordination Element of this Comprehensive Plan when coordinating with the Lake County School Board.

In addition to the PSFE's school facility siting objective and policies, the public school siting provisions of Sections 333.03 and 1013.36, F.S., and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) shall be followed when identifying and dedicating public school sites.

Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.

When it is not possible to avoid soil conditions on a public school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's capital improvements plan for mitigation of the impacts on public schools.

Policy 2.6.7: Provision Of Law Enforcement, Fire Protection And Emergency Services

All PUDs within Wellness Way shall include an analysis of law enforcement, fire protection and emergency medical services impacts and shall include coordination with Clermont Fire Department and Clermont Police Department to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, the provision of these lands shall become a condition of approval of the PUD and be conveyed prior to the issuance of building permits for development within the PUD.

Given the current location of existing Fire/EMS facilities of the City to the north and Lake County to the South, the City and Lake County should consider coordinating a joint City-County Fire/EMS facility in the center of Wellness Way to provide the highest level of response times at the least cost to the community.

Policy 2.6.8: Conveyed Land Value

In order to ensure that new development adequately pays for growth-related impacts, the Clermont City Council shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility beyond the needs of Wellness Way. The value will be agreed upon by both the City and the land owner or established by appraisals by registered appraisers acceptable to both the City and land owner. The terms of this valuation shall be incorporated into a developer's agreement for a specific development.

Policy 2.6.9: Coordinated Development

While there is separate property ownership within Wellness Way, planning for development will occur in a coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer service must be sized for the PUD with a Utilities Agreement and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will be set with the PUD process and/or a Roadway Agreement between participating property owners and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. Roadway terminus to terminus alignments are required.

Policy 2.6.10: Concurrency Requirements

The City shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with Objective 1.2 in the Capital Improvement Element of this Comprehensive Plan.

Objective 2.7: Intergovernmental Coordination

To ensure continued coordination of development plans, infrastructure planning and development approvals, and impacts with affected local governments and public agencies throughout Wellness Way.

Policy 2.7.1 Coordinated Review Of Planned Unit Developments

To provide for intergovernmental coordination, the City shall provide adjacent municipalities, counties, and regional agencies a copy of applications for a Planned Unit Development (PUD). To ensure communication and coordination are used to minimize any potential adverse impacts, the following government agencies shall be notified:

- A. Lake County
- B. Lake County School Board
- C. Florida Department of Transportation

Objective 2.8 Implementation

To develop a straightforward, predictable and efficient process for the preparation, review and approval of Planned Unit Developments (PUDs) and subsequent development approvals within Wellness Way.

Policy 2.8.1: Planned Unit Developments (Puds)

Development within Wellness Way shall be accomplished utilizing the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the City of Clermont Comprehensive Plan and the Wellness Way Goal, Objectives and Policies.

Each PUD shall be evaluated to determine that adequate facilities and services are or will be available at the time of development. Where facilities or services are determined to be deficient, the developer(s) shall have the option of entering into a funding agreement with Lake County, the City of Clermont and/or Lake County School Board to correct any deficiency and allow development to proceed. All development in the PUD will be served by central sewer and water service.

Policy 2.8.2: Framework And Hierarchy Of Place

PUDs within Wellness Way should be organized around a conceptual framework and hierarchy of place, as more particularly defined in the Design Guidelines and Standards. The following represents the most important design principles required in each PUD:

- A. PUDs must determine the location and size of the Centers based upon the regional roadway network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and residential neighborhoods.
- B. Residential neighborhoods cluster around the Centers. Each neighborhood is adjacent to an

interconnected wellness Corridor/open space system. This helps define neighborhoods and provides the opportunity for trail use for the residents to reach other neighborhoods, Centers, other PUDs, and the State Park.

- C. Along with the Centers neighborhoods and WC networks, there is a required community park. Not only are the school and park a requirement, it is at the PUD level when agreements must be reached to pay for educational facilities roads, utilities and the park. Without such agreements, development may not proceed.

Policy 2.8.3: Water Conserv II

Water Conserv II is designated as the Water Conserv II Future Land Use Category and is comprised of properties owned and used by Orange County and the City of Orlando for a water reclamation project. Portions of this property may be deemed unnecessary for either existing or future needs of the project. Therefore, the City (as applicable) may request that such properties be included in PUDs.

Objective 2.9: Financing

To develop financing mechanisms that support the economic development goals of Wellness Way while ensuring the equitable distribution of infrastructure costs.

Policy 2.9.1: Funding Mechanisms For Regional Infrastructure

Each PUD shall identify the revenue sources implementable by county or City ordinance (or by resolution of a dependent district created by City ordinance) to provide essential regional infrastructure including transportation, public safety and park improvements required to implement the economic development uses incorporated in the PUD. A density bonus of two (2) dwelling units per acre may be granted to a PUD for right-of-way donated for arterial or collector roads.

Given the unique nature of the existing land ownership patterns, much of the Wellness Way Roadway Network will require acquisition of road right-of-way from CONSERV. Any funding provided by a landowner/developer to the County for acquisition of road right-of-way, including ponds, easements, and trails, may also be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation impact fee credits.

Policy 2.9.2: Funding Mechanisms For Site Specific Infrastructure

Within each PUD, the transportation related infrastructure and other infrastructure necessary to accommodate the economic goals of specific sites or individual development shall be incorporated as a cost requirement of site development either directly or provided as a funding component by any dependent or independent district created to provide on-site or regional infrastructure.

Policy 2.9.3: Phasing Of Regional Infrastructure

The City will rely upon Lake County to enter into Roadway Agreements with all PUDs to ensure that regional infrastructure shall be phased as necessary to support economic development of specific sites or individual developments within each PUD and as required to meet economic expectations of the property bearing the burden of the infrastructure costs.



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/08/2021
Order Number:	6398295
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	86.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/18/2021 - 01/22/2022	Govt Public Notices
LEE dailycommercial.com	2	10/18/2021 - 01/22/2022	Govt Public Notices

Total Order Confirmation

\$261.12

Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-002

The City of Clermont will hold public hearings on Tuesday, November 2, 2021 at 6:30 P.M. before the Planning and Zoning Commission and on Tuesday, November 9, 2021 at 6:30 P.M. before the City Council (transmittal hearings), and on Tuesday, February 8, 2022 at 6:30 P.M. before the City Council (final adoption hearing) to consider proposed changes to the City's adopted comprehensive plan.

ORDINANCE #2022-002:

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 ESTABLISHING AN ADDITIONAL GOAL, OBJECTIVES AND POLICIES FOR WELLNESS WAY; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The public hearings will be in the first floor 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 through 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

6398295
October 18, 2021 &
January 22, 2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 2, 2021		
Agenda Item Name		
Ordinance No. 2022-003 <i>Capital Improvement Element</i>		
Requested Action		
Staff recommends approval and transmittal of the proposed Capital Improvements Element to the State Reviewing Agencies.		
Staff Report		
This Comprehensive Plan Text Amendment is a staff initiated amendment to update the Capital Improvement Element of the City's Comprehensive Plan. Mr. James Kinzler, with Kinz Consulting, LLC, has prepared the following element with City staff's assistance. The Capital Improvements Element is being updated to reflect the changes from the Potable Water Element and to update Appendix B - the Five year schedule of Capital Improvements. The two items below will have the reflected changes: 1. Policy 1.2.4: Update the Level of Service for Potable Water from 185 to 220 gallons per day per capita. 2. Update Appendix B (B-5 & B-6) – the Five year schedule of Capital Improvements to FY 2023-2027 as approved in the 2022 City Budget. Staff recommends approval and transmittal of the proposed Capital Improvements Element to the State Reviewing Agencies. Once comments are received, an adoption hearing will be scheduled in early 2022 to finalize the amended element.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-003 Capital Improvements (10.26.2021 V2)	Ord 2022-003 Capital Improvements (10.26.2021 V2).pdf	
2. CIE Element REDLINED	CIE Element REDLINED.pdf	
3. CIE Element CLEAN	CIE Element CLEAN.pdf	
4. 2022-003 CIE legal ad	2022-003 CIE legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-003

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 GOALS, OBJECTIVES AND POLICIES OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION 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 Capital Improvements Element is hereby amended as shown in Exhibit A.

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2022-003

SECTION 3: SEVERABILITY

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 4: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 5: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-003

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of February, 2022.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

EXHIBIT A



CITY OF CLERMONT
COMPREHENSIVE
PLAN

CHAPTER XIII
CAPITAL IMPROVEMENTS ELEMENT

Adopted June 23, 2009

Amended Nov. 24, 2009

Amended Jan. 11, 2011

Amended Jan. 24, 2012

Amended Feb. 26, 2013

Amended May 27, 2014

Amended December 8, 2015

Amended: February 22, 2022

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CHAPTER XIII
CAPITAL IMPROVEMENTS

GOAL 1: Through the use of sound fiscal policies and the adoption of a financially feasible Five-Year Schedule of Capital Improvements, the City shall ensure the timely and efficient provision of public facilities for all existing and future development.

Objective 1.1: Capital Facilities Needs. The Capital Improvements Element shall be updated annually to meet the City's existing and projected needs for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities.

Policy 1.1.1: The implementation of the Capital Improvements Element shall be monitored annually during the City's budget process.

Policy 1.1.2: Capital improvements identified and proposed within each individual element of the comprehensive plan shall be consistent with those proposed in the Five-Year Schedule of Capital Improvements. Sources of revenue identified within the Capital Improvements Element shall provide direction in expenditures for capital improvements.

Policy 1.1.3: The City's debt service shall not exceed 20 percent of annually budgeted revenues.

Policy 1.1.4: The City shall reserve enterprise fund surpluses, unless otherwise indicated, for major capital expenditures.

Policy 1.1.5: Efforts shall be made to secure grants or private funds whenever available to implement the Capital Improvements Element.

Policy 1.1.6: The City shall continue to require collection and utilization of a proportion of impact fees under the auspices of Lake County, and to develop, adopt and implement City impact fees for the purpose of subsidizing the costs of public facility improvements.

Objective 1.2: Concurrency Management. The City shall implement the Concurrency Management System adopted in the City's Land Development Code, which is consistent with sections 163.3177 and 163.3180, F.S. and the minimum requirements for concurrency established in Rule 9J-5.0055 (3), F.A.C. (included as **Appendix A** of this element), to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the City's ability to fund and provide needed capital improvements.

Policy 1.2.1: The concurrency evaluation system shall measure the potential impact of any development proposal on the established minimum acceptable level of service (LOS) standards for sanitary sewer, solid waste, stormwater, potable water, parks and recreation and transportation facilities, unless the development is exempt from the review requirements of the Concurrency Management System.

Policy 1.2.2: No development permit or order shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation in the adopted Concurrency Management System.

Policy 1.2.3: The City shall require all public and private capital facilities to provide service at the LOS standards adopted in this comprehensive plan for previously vested, existing and future permitted development. These capital facilities shall be provided concurrently with the impacts of development based on the minimum requirements in the City's adopted Concurrency Management System.

Policy 1.2.4: The City hereby adopts the following minimum level of service (LOS) standards, which must be retained in reviewing the impacts of new development and development on public facilities:

- The **LOS** standard for *Roadways* shall be as follows:
 - “C” for US 27/SR 25, which is a strategic intermodal system (SIS)
 - “D” for SR 50
 - “D” for all minor arterials and collectors
- The **LOS** standard for *Sanitary Sewer* is 70 gallons per capita per day at peak flow rate.
- The **LOS** standard for *Solid Waste* is 6.63 pounds per capita per day.
- The **LOS** standard for *Potable Water* is 220 gallons per capita per day.
- The **LOS** standard for *Recreation and Open Space* is 10 acres per 1,000 residents.
- The **LOS** standards for *Stormwater Management* facilities developed within the City areas follows:

Facility Type	Design Storm Frequency and Duration
Storm Sewers and Cross Drains	10 year/24-hour
Detention/ Retention Structures	50 year/24-hour
Retention with Percolation or Detention with Filtration	100-year/24 hour

- The level of service for *Public Schools* shall be set at 100 percent of Florida Inventory of School Houses (FISH) permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the LOS standard maintained at 100 percent of the school capacity. In no instance shall the school capacity increase more than 125 percent due to additional CORE (dining) capacity. Coordination with the Lake County School Board’s Five-Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the concurrency service area map is required to ensure that the adopted LOS standards for concurrency service areas will be achieved and maintained.

Policy 1.2.5: The City shall monitor the availability of public facilities and services through: 1) the maintenance of a cumulative record of the LOS allocations permitted by the approval of development orders relative to the operating LOS for the applicable public facilities and services for which LOS standards have been established; the maintenance of a record of all applicable public facility and service capacities that have been reserved as a result of approved capacity reservation; and the preparation of an annual report concerning the status of all LOS and capacities.

Objective 1.3: New Development. The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted LOS standards through the assessment of impact fees or developer contributions, dedications and/or construction of capital facilities necessary to serve new development as required in other elements of this plan.

Policy 1.3.1: New development shall be responsible for installing all internal water and sewer systems, traffic circulation systems and internal recreation/open space facilities within the development. In addition, connections of internal systems to the City's designated water and sewer systems and traffic circulation network shall be the financial responsibility of the developer.

Policy 1.3.2: All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of required new facilities that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues from the development, including impact fees, user fees and future taxes.

Policy 1.3.3: The land development regulations shall continue to require land dedication, payment-in-lieu-of-dedication or other forms of impact exaction as a requirement of land development to secure easements for utility and traffic circulation systems.

Policy 1.3.4: The City, through adoption and implementation of land development regulations, comprehensive plan goals, objectives and policies, impact fees, other impact exactions, implementation of the annual budget and five-year capital improvements schedule, shall ensure the availability of public facilities and services concurrent with the impacts of development. Development shall not be approved unless the necessary infrastructure items and services are available subsequent to plan adoption.

Policy 1.3.5: The City shall continue to participate with Lake County and the Lake-Sumter Metropolitan Planning Organization (MPO) in the transportation impact fee program or shall adopt and implement a schedule of City impact fees to ensure that new development provides a pro rata share of the costs required to finance public facility improvements necessitated by such development.

Policy 1.3.6: When applicable, the City may require a developer to execute a development agreement and/or develop a proposed project in phases to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and will follow the procedures set forth in Chapter 163.3220, Florida Statutes.

Objective 1.4: Evaluation of Capital Projects. The City's capital projects shall be evaluated to determine if they meet prioritization criteria and consistency with adopted level of service standards and/or public need.

Policy 1.4.1: The City's finance director shall prepare a Five-Year Capital Improvement Program annually along with the City's annual budget, which shall address all capital needs of the City.

Policy 1.4.2: As part of the annual budgeting process, the City Council, city manager and department directors shall participate in a capital facilities planning process to evaluate and rank projects proposed for inclusion in the Five-Year Schedule of Capital Improvements, based on the following criteria:

- Whether the project is needed to protect the public health and safety, fulfill the City's legal commitment to provide facilities and services or preserve or achieve full use of existing facilities.
- Whether the project increases efficiency or use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.

- Whether the project represents a logical extension of facilities and service from the City to the Lake County/Clermont Joint Planning Area, or is compatible with applicable plans of state agencies or that may provide public facilities within the City's jurisdiction.
- Whether the project is coordinated with major projects of other state agencies and adjacent jurisdictions.
- Whether the project implements the policies of the comprehensive plan pertaining to concurrency requirements.
- Whether the project is financially feasible.

Policy 1.4.3: Requests for capital projects shall be evaluated on their impact on the City budget and the financial feasibility of the project based on the following criteria:

- The finance director shall determine if the capital project can be funded from existing cash, future revenues or through borrowing. In addition, the finance director shall assign revenue sources to fund the project.
- The finance director shall prepare a report evaluating the funding options, the effect of the improvement on future revenues and the effect of the improvement on operation and maintenance costs.

Objective 1.5: Debt Management. The City shall adopt policies and procedures which address the management and utilization of debt for capital project financing. The City will use line-of-credit borrowing or bond anticipation notes for specific construction projects and shall issue revenue-pledged debt at the completion of construction only if current funds are not adequate to pay for construction.

Policy 1.5.1: The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- Debt will not be issued to finance normal repairs and maintenance.
- Debt can be issued to make renovations, updates, modernizations and rehabilitations provided that the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's financial advisors and its bond counsel based upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring the current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation shall be evaluated, as well as the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

Policy 1.5.2: The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five-year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process. An analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed 20 percent of the City's annually budgeted revenues.

Policy 1.5.3: The City may use long-term capital lease payments on lease purchases for capital projects identified within this element, provided adequate debt service requirements are provided.

Objective 1.6: Schedule of Capital Improvements. In order to maintain adopted LOS standards, the City shall coordinate land use decisions and available or projected fiscal resources to correct existing deficiencies identified in the comprehensive plan, accommodate desired future growth and replace worn out or obsolete facilities through the annual adoption of a Five-Year Schedule of Capital Improvements.

Policy 1.6.1: Capital projects included in the Five-Year Schedule of Capital Improvements shall be defined as those projects identified within the comprehensive plan that are necessary to maintain adopted LOS standards including increasing the capacity or efficiency of existing facilities and/or replacing failing facilities.

Policy 1.6.2: The City of Clermont adopts by reference the Five-Year Facilities Master Plan FY 2016-2020 as formally adopted by the Lake County School Board on September 14, 2015 and as amended, into the City's Five-Year Schedule of Capital Improvements

Policy 1.6.3: The City hereby adopts the Five-Year Schedule of Capital Improvements included as **Appendix B** of this element, which will be updated on an annual basis.

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Appendix A

Rule 9J-5.0055, F.A.C., Concurrency Management System

(3) MINIMUM REQUIREMENTS FOR CONCURRENCY. Every jurisdiction shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development, consistent with the provisions of this Chapter.

(a) For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirements:

1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(a), F.S.]

(b) For parks and recreation facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and

a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or

b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]

(c) For transportation facilities (roads and mass transit designated in the adopted local government comprehensive plan), at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (4)-(7) of this section.

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program. The Capital Improvements Element must include the following policies:

a. The estimated date of commencement of actual construction and the estimated date of project completion.

b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or

3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]

5. For the purpose of issuing a development order or permit, a proposed urban redevelopment project located within a defined and mapped Existing Urban Service Area as established in the local government comprehensive plan pursuant to Section 163.3164(29), F.S., shall not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., of this chapter for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan. [Section 163.3180(8), F.S.]

6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met. [Section 163.3180(6), F.S.]

7. A development order or permit within a designated multimodal transportation district may be issued provided the planned community design capital improvements are included in a financially feasible long range schedule of improvements for the development or redevelopment time-frame for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements as specified in Section 163.3180(15)(c), F.S.

(d) For school facilities, a local government shall meet the following minimum standards to satisfy the concurrency requirement:

1. For district-wide concurrency service areas:

a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or

b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.

2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), F.S.

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Appendix B

City of Clermont Five-Year Schedule of Capital Improvements, FY 2023-2027¹

CITY OF CLERMONT, FLORIDA FISCAL YEAR 2022						
FIVE YEAR CAPITAL PLAN						
Comprehensive Plan Element/Project	Funding Source	2023	2024	2025	2026	2027
STORMWATER MANAGEMENT						
Replacement vehicles	Stormwater Fund	-	-	-	-	119,000
Minnehaha Basin stormwater improvements	Stormwater Fund	500,000	-	-	-	-
POTABLE WATER						
Replacement vehicles-water	Water Fund	-	65,000	102,000	62,500	-
Alternative water south lake water initiative	Water Fund	100,000	100,000	100,000	100,000	100,000
East water system looping des. & const.	Water Fund	400,000	100,000	400,000	100,000	400,000
West water system improvements des. & cons	Water Fund	400,000	100,000	400,000	100,000	400,000
SANITARY SEWER						
Lift station wet well lining	Sewer Fund	60,000	60,000	50,000	50,000	-
Lift station electrical rehab	Sewer Fund	80,000	80,000	50,000	50,000	50,000
Replacement vehicles-sewer	Sewer Fund	-	-	-	73,000	119,000
Lift station pump replacement	Sewer Fund	400,000	200,000	200,000	100,000	50,000

West side gravity main lining	Sewer Fund	-	500,000	-	-	-
Lateral / manhole lining	Sewer Fund	100,000	100,000	-	50,000	50,000
Wastewater Treatment Facility expansion	Sewer Impact Fees	15,150,000	-	-	-	-
PARKS AND RECREATION						
Mainstage telescopic seating	Infrastructure Fund	630,000	-	-	-	-
4 light poles waterfront park	Infrastructure Fund	100,000	-	-	-	-
Hancock park soccer field 2	Infrastructure Fund	147,015	-	-	-	-
Pool storage building renovation	Infrastructure Fund	70,000	-	-	-	-
ARC 10 led lighting fixtures & poles north lot	Infrastructure Fund	50,000	-	-	-	-
ARC dog park	Recreation Impact Fees	350,000	-	-	-	-
Resod athletic fields	Infrastructure Fund	163,350	54,563	109,125	109,125	54,563
ARC multipurpose field	Infrastructure Fund	159,015	-	-	-	-
ARC aquatics upgrade	Infrastructure Fund	1,156,731	-	-	-	-
ARC shade structure & outdoor classroom	Recreation Impact Fees	120,000	-	-	-	-
ARC walking trail recreation area	Recreation Impact Fees	60,000	-	-	-	-
ARC replace roof	Infrastructure Fund	-	-	-	-	506,500
TOTALS		20,196,111	1,359,563	1,411,125	794,625	1,849,063



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER XIII
CAPITAL IMPROVEMENTS ELEMENT

Adopted June 23, 2009

Amended Nov. 24, 2009

Amended Jan. 11, 2011

Amended Jan. 24, 2012

Amended Feb. 26, 2013

Amended May 27, 2014

Amended December 8, 2015

Amended: February 22, 2022

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CHAPTER XIII CAPITAL IMPROVEMENTS

GOAL 1: Through the use of sound fiscal policies and the adoption of a financially feasible Five-Year Schedule of Capital Improvements, the City shall ensure the timely and efficient provision of public facilities for all existing and future development.

Objective 1.1: Capital Facilities Needs. The Capital Improvements Element shall be updated annually to meet the City's existing and projected needs for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities.

Policy 1.1.1: The implementation of the Capital Improvements Element shall be monitored annually during the City's budget process.

Policy 1.1.2: Capital improvements identified and proposed within each individual element of the comprehensive plan shall be consistent with those proposed in the Five- Year Schedule of Capital Improvements. Sources of revenue identified within the Capital Improvements Element shall provide direction in expenditures for capital improvements.

Policy 1.1.3: The City's debt service shall not exceed 20 percent of annually budgeted revenues.

Policy 1.1.4: The City shall reserve enterprise fund surpluses, unless otherwise indicated, for major capital expenditures.

Policy 1.1.5: Efforts shall be made to secure grants or private funds whenever available to implement the Capital Improvements Element.

Policy 1.1.6: The City shall continue to require collection and utilization of a proportion of impact fees under the auspices of Lake County, and to develop, adopt and implement City impact fees for the purpose of subsidizing the costs of public facility improvements.

Objective 1.2: Concurrency Management. The City shall implement the Concurrency Management System adopted in the City's Land Development Code, which is consistent with sections 163.3177 and 163.3180, F.S. and the minimum requirements for concurrency established in Rule 9J-5.0055 (3), F.A.C. (included as **Appendix A** of this element), to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the City's ability to fund and provide needed capital improvements.

Policy 1.2.1: The concurrency evaluation system shall measure the potential impact of any development proposal on the established minimum acceptable level of service (LOS) standards for sanitary sewer, solid waste, stormwater, potable water, parks and recreation and transportation facilities, unless the development is exempt from the review requirements of the Concurrency Management System.

Policy 1.2.2: No development permit or order shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation in the adopted Concurrency Management System.

Policy 1.2.3: The City shall require all public and private capital facilities to provide service at the LOS standards adopted in this comprehensive plan for previously vested, existing and future permitted development. These capital facilities shall be provided concurrently with the impacts of development based on the minimum requirements in the City's adopted Concurrency Management System.

Policy 1.2.4: The City hereby adopts the following minimum level of service (LOS) standards, which must be retained in reviewing the impacts of new development and development on public facilities:

- The **LOS** standard for *Roadways* shall be as follows:
 - “**C**” for US 27/SR 25, which is a strategic intermodal system (SIS)
 - “**D**” for SR 50
 - “**D**” for all minor arterials and collectors
- The **LOS** standard for *Sanitary Sewer* is 70 gallons per capita per day at peak flow rate.
- The **LOS** standard for *Solid Waste* is 6.63 pounds per capita per day.
- The **LOS** standard for *Potable Water* is ~~220~~⁴⁸⁵ gallons per capita per day.
- The LOS standard for *Recreation and Open Space* is 10 acres per 1,000 residents.
- The LOS standards for *Stormwater Management* facilities developed within the City are as follows:

Facility Type	Design Storm Frequency and Duration
Storm Sewers and Cross Drains	10 year/24-hour
Detention/ Retention Structures	50 year/24-hour
Retention with Percolation or Detention with Filtration	100-year/24 hour

- The level of service for *Public Schools* shall be set at 100 percent of Florida Inventory of School Houses (FISH) permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the LOS standard maintained at 100 percent of the school capacity. In no instance shall the school capacity increase more than 125 percent due to additional CORE (dining) capacity. Coordination with the Lake County School Board's Five-Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the concurrency service area map is required to ensure that the adopted LOS standards for concurrency service areas will be achieved and maintained.

Policy 1.2.5: The City shall monitor the availability of public facilities and services through: 1) the maintenance of a cumulative record of the LOS allocations permitted by the approval of development orders relative to the operating LOS for the applicable public facilities and services for which LOS standards have been established; the maintenance of a record of all applicable public facility and service capacities that have been reserved as a result of approved capacity reservation; and the preparation of an annual report concerning the status of all LOS and capacities.

Objective 1.3: New Development. The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted LOS standards through the

assessment of impact fees or developer contributions, dedications and/or construction of capital facilities necessary to serve new development as required in other elements of this plan.

Policy 1.3.1: New development shall be responsible for installing all internal water and sewer systems, traffic circulation systems and internal recreation/open space facilities within the development. In addition, connections of internal systems to the City's designated water and sewer systems and traffic circulation network shall be the financial responsibility of the developer.

Policy 1.3.2: All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of required new facilities that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues from the development, including impact fees, user fees and future taxes.

Policy 1.3.3: The land development regulations shall continue to require land dedication, payment-in-lieu-of-dedication or other forms of impact exaction as a requirement of land development to secure easements for utility and traffic circulation systems.

Policy 1.3.4: The City, through adoption and implementation of land development regulations, comprehensive plan goals, objectives and policies, impact fees, other impact exactions, implementation of the annual budget and five-year capital improvements schedule, shall ensure the availability of public facilities and services concurrent with the impacts of development. Development shall not be approved unless the necessary infrastructure items and services are available subsequent to plan adoption.

Policy 1.3.5: The City shall continue to participate with Lake County and the Lake-Sumter Metropolitan Planning Organization (MPO) in the transportation impact fee program or shall adopt and implement a schedule of City impact fees to ensure that new development provides a pro rata share of the costs required to finance public facility improvements necessitated by such development.

Policy 1.3.6: When applicable, the City may require a developer to execute a development agreement and/or develop a proposed project in phases to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and will follow the procedures set forth in Chapter 163.3220, Florida Statutes.

Objective 1.4: Evaluation of Capital Projects. The City's capital projects shall be evaluated to determine if they meet prioritization criteria and consistency with adopted level of service standards and/or public need.

Policy 1.4.1: The City's finance director shall prepare a Five-Year Capital Improvement Program annually along with the City's annual budget, which shall address all capital needs of the City.

Policy 1.4.2: As part of the annual budgeting process, the City Council, city manager and department directors shall participate in a capital facilities planning process to evaluate and rank projects proposed for inclusion in the Five-Year Schedule of Capital Improvements, based on the following criteria:

- Whether the project is needed to protect the public health and safety, fulfill the City's legal commitment to provide facilities and services or preserve or achieve full use of existing facilities.
- Whether the project increases efficiency or use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.
- Whether the project represents a logical extension of facilities and service from the City to the Lake County/Clermont Joint Planning Area, or is compatible with applicable plans of state agencies or that may provide public facilities within the City's jurisdiction.
- Whether the project is coordinated with major projects of other state agencies and adjacent jurisdictions.
- Whether the project implements the policies of the comprehensive plan pertaining to concurrency requirements.
- Whether the project is financially feasible.

Policy 1.4.3: Requests for capital projects shall be evaluated on their impact on the City budget and the financial feasibility of the project based on the following criteria:

- The finance director shall determine if the capital project can be funded from existing cash, future revenues or through borrowing. In addition, the finance director shall assign revenue sources to fund the project.
- The finance director shall prepare a report evaluating the funding options, the effect of the improvement on future revenues and the effect of the improvement on operation and maintenance costs.

Objective 1.5: Debt Management. The City shall adopt policies and procedures which address the management and utilization of debt for capital project financing. The City will use line-of-credit borrowing or bond anticipation notes for specific construction projects and shall issue revenue-pledged debt at the completion of construction only if current funds are not adequate to pay for construction.

Policy 1.5.1: The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- Debt will not be issued to finance normal repairs and maintenance.
- Debt can be issued to make renovations, updates, modernizations and rehabilitations provided that the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's financial advisors and its bond counsel based upon criteria set by the rating agencies and credit enhancement organizations.

- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring the current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation shall be evaluated, as well as the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

Policy 1.5.2: The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five-year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process. An analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed 20 percent of the City's annually budgeted revenues.

Policy 1.5.3: The City may use long-term capital lease payments on lease purchases for capital projects identified within this element, provided adequate debt service requirements are provided.

Objective 1.6: Schedule of Capital Improvements. In order to maintain adopted LOS standards, the City shall coordinate land use decisions and available or projected fiscal resources to correct existing deficiencies identified in the comprehensive plan, accommodate desired future growth and replace worn out or obsolete facilities through the annual adoption of a Five-Year Schedule of Capital Improvements.

Policy 1.6.1: Capital projects included in the Five-Year Schedule of Capital Improvements shall be defined as those projects identified within the comprehensive plan that are necessary to maintain adopted LOS standards including increasing the capacity or efficiency of existing facilities and/or replacing failing facilities.

Policy 1.6.2: The City of Clermont adopts by reference the Five-Year Facilities Master Plan FY 2016-2020 as formally adopted by the Lake County School Board on September 14, 2015 and as amended, into the City's Five-Year Schedule of Capital Improvements

Policy 1.6.3: The City hereby adopts the Five-Year Schedule of Capital Improvements included as **Appendix B** of this element, which will be updated on an annual basis.

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Appendix A

Rule 9J-5.0055, F.A.C., Concurrency Management System

(3) MINIMUM REQUIREMENTS FOR CONCURRENCY. Every jurisdiction shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development, consistent with the provisions of this Chapter.

(a) For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirements:

1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(a), F.S.]

(b) For parks and recreation facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and

a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or

b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]

(c) For transportation facilities (roads and mass transit designated in the adopted local government comprehensive plan), at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (4)-(7) of this section.

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program. The Capital Improvements Element must include the following policies:

a. The estimated date of commencement of actual construction and the estimated date of project completion.

b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or

3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]

5. For the purpose of issuing a development order or permit, a proposed urban redevelopment project located within a defined and mapped Existing Urban Service Area as established in the local government comprehensive plan pursuant to Section 163.3164(29), F.S., shall not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., of this chapter for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan. [Section 163.3180(8), F.S.]

6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met. [Section 163.3180(6), F.S.]

7. A development order or permit within a designated multimodal transportation district may be issued provided the planned community design capital improvements are included in a financially feasible long range schedule of improvements for the development or redevelopment time-frame for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements as specified in Section 163.3180(15)(c), F.S.

(d) For school facilities, a local government shall meet the following minimum standards to satisfy the concurrency requirement:

1. For district-wide concurrency service areas:

a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or

b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.

2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), F.S.

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Appendix B

City of Clermont Five-Year Schedule of Capital Improvements, FY ~~2023-2027~~ ~~2015-2016 to 2020-2021~~ ^(amended Dec. 8, 2015 Ord. 2015-76)

CITY OF CLERMONT, FLORIDA FISCAL YEAR 2022						
FIVE YEAR CAPITAL PLAN						
Comprehensive Plan Element/Project	Funding Source	2023	2024	2025	2026	2027
STORMWATER MANAGEMENT						
Replacement vehicles	Stormwater Fund	-	-	-	-	119,000
Minnehaha Basin stormwater improvements	Stormwater Fund	500,000	-	-	-	-
POTABLE WATER						
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Alternative water south lake water initiative	Water Fund	100,000	100,000	100,000	100,000	100,000
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Lift station wet well lining	Sewer Fund	60,000	60,000	50,000	50,000	-
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West side gravity main lining	Sewer Fund	-	500,000	-	-	-
Lateral / manhole lining	Sewer Fund	100,000	100,000	-	50,000	50,000
Wastewater Treatment Facility expansion	Sewer Impact Fees	15,150,000	-	-	-	-

PARKS AND RECREATION						
Mainstage telescopic seating	Infrastructure Fund	630,000	-	-	-	-
4 light poles waterfront park	Infrastructure Fund	100,000	-	-	-	-
Hancock park soccer field 2	Infrastructure Fund	147,015	-	-	-	-
Pool storage building renovation	Infrastructure Fund	70,000	-	-	-	-
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ARC shade structure & outdoor classroom	Recreation Impact Fees	120,000	-	-	-	-
ARC walking trail recreation area	Recreation Impact Fees	60,000	-	-	-	-
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CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER XIII
CAPITAL IMPROVEMENTS ELEMENT

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Amended Nov. 24, 2009

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CHAPTER XIII CAPITAL IMPROVEMENTS

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Objective 1.1: Capital Facilities Needs. The Capital Improvements Element shall be updated annually to meet the City's existing and projected needs for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities.

Policy 1.1.1: The implementation of the Capital Improvements Element shall be monitored annually during the City's budget process.

Policy 1.1.2: Capital improvements identified and proposed within each individual element of the comprehensive plan shall be consistent with those proposed in the Five- Year Schedule of Capital Improvements. Sources of revenue identified within the Capital Improvements Element shall provide direction in expenditures for capital improvements.

Policy 1.1.3: The City's debt service shall not exceed 20 percent of annually budgeted revenues.

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Policy 1.2.1: The concurrency evaluation system shall measure the potential impact of any development proposal on the established minimum acceptable level of service (LOS) standards for sanitary sewer, solid waste, stormwater, potable water, parks and recreation and transportation facilities, unless the development is exempt from the review requirements of the Concurrency Management System.

Policy 1.2.2: No development permit or order shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation in the adopted Concurrency Management System.

Policy 1.2.3: The City shall require all public and private capital facilities to provide service at the LOS standards adopted in this comprehensive plan for previously vested, existing and future permitted development. These capital facilities shall be provided concurrently with the impacts of development based on the minimum requirements in the City's adopted Concurrency Management System.

Policy 1.2.4: The City hereby adopts the following minimum level of service (LOS) standards, which must be retained in reviewing the impacts of new development and development on public facilities:

- The **LOS** standard for *Roadways* shall be as follows:
 - “C” for US 27/SR 25, which is a strategic intermodal system (SIS)
 - “D” for SR 50
 - “D” for all minor arterials and collectors
- The **LOS** standard for *Sanitary Sewer* is 70 gallons per capita per day at peak flow rate.
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- The LOS standards for *Stormwater Management* facilities developed within the City are as follows:

Facility Type	Design Storm Frequency and Duration
Storm Sewers and Cross Drains	10 year/24-hour
Detention/ Retention Structures	50 year/24-hour
Retention with Percolation or Detention with Filtration	100-year/24 hour

- The level of service for *Public Schools* shall be set at 100 percent of Florida Inventory of School Houses (FISH) permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the LOS standard maintained at 100 percent of the school capacity. In no instance shall the school capacity increase more than 125 percent due to additional CORE (dining) capacity. Coordination with the Lake County School Board's Five-Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the concurrency service area map is required to ensure that the adopted LOS standards for concurrency service areas will be achieved and maintained.

Policy 1.2.5: The City shall monitor the availability of public facilities and services through: 1) the maintenance of a cumulative record of the LOS allocations permitted by the approval of development orders relative to the operating LOS for the applicable public facilities and services for which LOS standards have been established; the maintenance of a record of all applicable public facility and service capacities that have been reserved as a result of approved capacity reservation; and the preparation of an annual report concerning the status of all LOS and capacities.

Objective 1.3: New Development. The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted LOS standards through the

assessment of impact fees or developer contributions, dedications and/or construction of capital facilities necessary to serve new development as required in other elements of this plan.

Policy 1.3.1: New development shall be responsible for installing all internal water and sewer systems, traffic circulation systems and internal recreation/open space facilities within the development. In addition, connections of internal systems to the City's designated water and sewer systems and traffic circulation network shall be the financial responsibility of the developer.

Policy 1.3.2: All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of required new facilities that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues from the development, including impact fees, user fees and future taxes.

Policy 1.3.3: The land development regulations shall continue to require land dedication, payment-in-lieu-of-dedication or other forms of impact exaction as a requirement of land development to secure easements for utility and traffic circulation systems.

Policy 1.3.4: The City, through adoption and implementation of land development regulations, comprehensive plan goals, objectives and policies, impact fees, other impact exactions, implementation of the annual budget and five-year capital improvements schedule, shall ensure the availability of public facilities and services concurrent with the impacts of development. Development shall not be approved unless the necessary infrastructure items and services are available subsequent to plan adoption.

Policy 1.3.5: The City shall continue to participate with Lake County and the Lake-Sumter Metropolitan Planning Organization (MPO) in the transportation impact fee program or shall adopt and implement a schedule of City impact fees to ensure that new development provides a pro rata share of the costs required to finance public facility improvements necessitated by such development.

Policy 1.3.6: When applicable, the City may require a developer to execute a development agreement and/or develop a proposed project in phases to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and will follow the procedures set forth in Chapter 163.3220, Florida Statutes.

Objective 1.4: Evaluation of Capital Projects. The City's capital projects shall be evaluated to determine if they meet prioritization criteria and consistency with adopted level of service standards and/or public need.

Policy 1.4.1: The City's finance director shall prepare a Five-Year Capital Improvement Program annually along with the City's annual budget, which shall address all capital needs of the City.

Policy 1.4.2: As part of the annual budgeting process, the City Council, city manager and department directors shall participate in a capital facilities planning process to evaluate and rank projects proposed for inclusion in the Five-Year Schedule of Capital Improvements, based on the following criteria:

- Whether the project is needed to protect the public health and safety, fulfill the City's legal commitment to provide facilities and services or preserve or achieve full use of existing facilities.
- Whether the project increases efficiency or use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.
- Whether the project represents a logical extension of facilities and service from the City to the Lake County/Clermont Joint Planning Area, or is compatible with applicable plans of state agencies or that may provide public facilities within the City's jurisdiction.
- Whether the project is coordinated with major projects of other state agencies and adjacent jurisdictions.
- Whether the project implements the policies of the comprehensive plan pertaining to concurrency requirements.
- Whether the project is financially feasible.

Policy 1.4.3: Requests for capital projects shall be evaluated on their impact on the City budget and the financial feasibility of the project based on the following criteria:

- The finance director shall determine if the capital project can be funded from existing cash, future revenues or through borrowing. In addition, the finance director shall assign revenue sources to fund the project.
- The finance director shall prepare a report evaluating the funding options, the effect of the improvement on future revenues and the effect of the improvement on operation and maintenance costs.

Objective 1.5: Debt Management. The City shall adopt policies and procedures which address the management and utilization of debt for capital project financing. The City will use line-of-credit borrowing or bond anticipation notes for specific construction projects and shall issue revenue-pledged debt at the completion of construction only if current funds are not adequate to pay for construction.

Policy 1.5.1: The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- Debt will not be issued to finance normal repairs and maintenance.
- Debt can be issued to make renovations, updates, modernizations and rehabilitations provided that the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's financial advisors and its bond counsel based upon criteria set by the rating agencies and credit enhancement organizations.

- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring the current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation shall be evaluated, as well as the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

Policy 1.5.2: The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five-year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process. An analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed 20 percent of the City's annually budgeted revenues.

Policy 1.5.3: The City may use long-term capital lease payments on lease purchases for capital projects identified within this element, provided adequate debt service requirements are provided.

Objective 1.6: Schedule of Capital Improvements. In order to maintain adopted LOS standards, the City shall coordinate land use decisions and available or projected fiscal resources to correct existing deficiencies identified in the comprehensive plan, accommodate desired future growth and replace worn out or obsolete facilities through the annual adoption of a Five-Year Schedule of Capital Improvements.

Policy 1.6.1: Capital projects included in the Five-Year Schedule of Capital Improvements shall be defined as those projects identified within the comprehensive plan that are necessary to maintain adopted LOS standards including increasing the capacity or efficiency of existing facilities and/or replacing failing facilities.

Policy 1.6.2: The City of Clermont adopts by reference the Five-Year Facilities Master Plan FY 2016-2020 as formally adopted by the Lake County School Board on September 14, 2015 and as amended, into the City's Five-Year Schedule of Capital Improvements

Policy 1.6.3: The City hereby adopts the Five-Year Schedule of Capital Improvements included as **Appendix B** of this element, which will be updated on an annual basis.

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Appendix A

Rule 9J-5.0055, F.A.C., Concurrency Management System

(3) MINIMUM REQUIREMENTS FOR CONCURRENCY. Every jurisdiction shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development, consistent with the provisions of this Chapter.

(a) For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirements:

1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(a), F.S.]

(b) For parks and recreation facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and

a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or

b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]

(c) For transportation facilities (roads and mass transit designated in the adopted local government comprehensive plan), at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (4)-(7) of this section.

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program. The Capital Improvements Element must include the following policies:

a. The estimated date of commencement of actual construction and the estimated date of project completion.

b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or

3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]

5. For the purpose of issuing a development order or permit, a proposed urban redevelopment project located within a defined and mapped Existing Urban Service Area as established in the local government comprehensive plan pursuant to Section 163.3164(29), F.S., shall not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., of this chapter for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan. [Section 163.3180(8), F.S.]

6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met. [Section 163.3180(6), F.S.]

7. A development order or permit within a designated multimodal transportation district may be issued provided the planned community design capital improvements are included in a financially feasible long range schedule of improvements for the development or redevelopment time-frame for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements as specified in Section 163.3180(15)(c), F.S.

(d) For school facilities, a local government shall meet the following minimum standards to satisfy the concurrency requirement:

1. For district-wide concurrency service areas:

a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or

b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.

2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), F.S.

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Appendix B

City of Clermont Five-Year Schedule of Capital Improvements, FY 2023-2027

CITY OF CLERMONT, FLORIDA FISCAL YEAR 2022						
FIVE YEAR CAPITAL PLAN						
Comprehensive Plan Element/Project	Funding Source	2023	2024	2025	2026	2027
STORMWATER MANAGEMENT						
Replacement vehicles	Stormwater Fund	-	-	-	-	119,000
Minnehaha Basin stormwater improvements	Stormwater Fund	500,000	-	-	-	-
POTABLE WATER						
Replacement vehicles-water	Water Fund	-	65,000	102,000	62,500	-
Alternative water south lake water initiative	Water Fund	100,000	100,000	100,000	100,000	100,000
East water system looping des. & const.	Water Fund	400,000	100,000	400,000	100,000	400,000
West water system improvements des. & cons	Water Fund	400,000	100,000	400,000	100,000	400,000
SANITARY SEWER						
Lift station wet well lining	Sewer Fund	60,000	60,000	50,000	50,000	-
Lift station electrical rehab	Sewer Fund	80,000	80,000	50,000	50,000	50,000
Replacement vehicles-sewer	Sewer Fund	-	-	-	73,000	119,000
Lift station pump replacement	Sewer Fund	400,000	200,000	200,000	100,000	50,000
West side gravity main lining	Sewer Fund	-	500,000	-	-	-
Lateral / manhole lining	Sewer Fund	100,000	100,000	-	50,000	50,000
Wastewater Treatment Facility expansion	Sewer Impact Fees	15,150,000	-	-	-	-

PARKS AND RECREATION						
Mainstage telescopic seating	Infrastructure Fund	630,000	-	-	-	-
4 light poles waterfront park	Infrastructure Fund	100,000	-	-	-	-
Hancock park soccer field 2	Infrastructure Fund	147,015	-	-	-	-
Pool storage building renovation	Infrastructure Fund	70,000	-	-	-	-
ARC 10 led lighting fixtures & poles north lot	Infrastructure Fund	50,000	-	-	-	-
ARC dog park	Recreation Impact Fees	350,000	-	-	-	-
Resod athletic fields	Infrastructure Fund	163,350	54,563	109,125	109,125	54,563
ARC multipurpose field	Infrastructure Fund	159,015	-	-	-	-
ARC aquatics upgrade	Infrastructure Fund	1,156,731	-	-	-	-
ARC shade structure & outdoor classroom	Recreation Impact Fees	120,000	-	-	-	-
ARC walking trail recreation area	Recreation Impact Fees	60,000	-	-	-	-
ARC replace roof	Infrastructure Fund	-	-	-	-	506,500
TOTALS		20,196,111	1,359,563	1,411,125	794,625	1,849,063



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/11/2021
Order Number:	6398536
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	85.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/18/2021 - 02/07/2022	Govt Public Notices
LEE dailycommercial.com	2	10/18/2021 - 02/07/2022	Govt Public Notices

Total Order Confirmation

\$258.20

Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-003

The City of Clermont will hold public hearings regarding the proposed ordinance on Tuesday, November 2, 2021 at 6:30 PM before the Planning and Zoning Commission and before the City Council on Tuesday, December 14, 2021 at 6:30 PM for a transmittal hearings, and on Tuesday, February 22, 2022 at 6:30 PM for a final adoption hearing to consider proposed changes to the City's adopted comprehensive plan.

ORDINANCE #2022-003:

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 GOALS, OBJECTIVES AND POLICIES OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The public hearing will be held at Clermont City Hall, inside the first floor City Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711 and are open to public comment. Please call (352) 241-7305 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 through 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

6398536
October 18, 2021 &
February 07, 2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, November 2, 2021	
Agenda Item Name	
Ordinance No. 2022-004 <i>Potable Water Element Amendment</i>	
Requested Action	
Staff recommends approval and transmittal of the proposed Potable Water Element to the State Reviewing Agencies.	
Staff Report	
This Comprehensive Plan Text Amendment is a staff initiated amendment to update the Potable Water Element of the City's Comprehensive Plan. Mr. James Kinzler, with Kinz Consulting, LLC, has prepared the following element with City staff's assistance. In order to ensure adequate water supplies, the Florida Legislature has established a coordinated planning process between regional water supply plans prepared by the water management districts pursuant to Chapter 373, Florida Statutes (F.S.), and comprehensive plans prepared by local governments pursuant to Chapter 163, Part II, F.S. Under these laws, local governments must address in their comprehensive plans the water supply sources necessary to meet and achieve existing and projected water use demand for the established planning period, considering the applicable regional water supply plan prepared and requires local governments within areas projected to have insufficient supplies of water from traditional sources to amend their comprehensive plan: (1) to incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to or proposed by the local government; and (2) to adopt a water supply facilities work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including the development of alternative water supply projects, conservation, and reuse, which are necessary to serve existing and new development. The water supply facilities work plan must be updated within 18 months after the water management district updates the regional water supply plan, which typically occurs every five years. The revised City of Clermont Water Supply Facilities Work Plan addresses the planning period of 2022-2031 and demonstrates sufficient supply to meet projected demand over that timeframe. This has been included in the updated Potable Water Element. <u>A summary of the proposed revisions for the Potable Water Element are:</u> 1. Update the planning time frame from 2020 to 2031. 2. Update the Level of Service from 185 to 220 gallons per day per capita. 3. Revise SJRWMD district water supply plan to regional water supply plan. 4. Remove reference to the St Johns River as a potential alternative water supply source and add the South Lake County Wellfield – Distributed Lower Floridan well project. 5. Remove Policy 1.2.4 considering construction of a 10-20 million gallon pond for wet weather storage of reclaimed water. 6. Revise inconsistent language referencing the Joint Planning Area and the water service area boundary. 7. Adding language requiring the City update the Water Supply Facilities Work Plan and supporting data and analysis with 18 months of the update of the SJRWMD regional water supply plan as required by state statute. Staff recommends approval and transmittal of the proposed Potable Water Element to the State Reviewing Agencies. Once comments are received, an adoption hearing will be scheduled in early 2022 to finalize the amended element.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2022-004 Potable Water (10.26.2021 V2) - RFBL	Ord 2022-004 Potable Water (10.26.2021 V2) - RFBL.pdf
2.	Potable Water Attachment A Element REDLINED	Potable Water Attachment A Element REDLINED.pdf
3.	Potable Water Attachment A Element CLEAN	Potable Water Attachment A Element CLEAN.pdf
4.	Appendix A - 2021 WATER SUPPLY FACILITIES WORK PLAN.9.19.2021	Appendix A - 2021 WATER SUPPLY FACILITIES WORK PLAN.9.19.2021.pdf
5.	2022-004 Potable Water Legal ad	2022-004 Potable Water Legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-004

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 GOALS, OBJECTIVES AND POLICIES OF THE POTABLE WATER ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION 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 Potable Water Element is hereby amended as shown in Exhibit A.

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2022-004

SECTION 3: SEVERABILITY

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 4: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 5: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-004

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of February, 2022.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

EXHIBIT A



**CITY OF CLERMONT
COMPREHENSIVE PLAN**

**CHAPTER VII
POTABLE WATER ELEMENT**

Adopted: June 23, 2009
Amended: January 12, 2010
Amended: February 22, 2022

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CHAPTER VII
POTABLE WATER

GOAL 1: To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of Clermont and within the City's utility service area throughout the 2031 planning timeframe.

Objective 1.1: Maintain Level of Service. Based upon the adopted level of service standard, the City shall annually adopt programs and activities to correct existing deficiencies and maintain the public water system.

Policy 1.1.1: The City's level of service (LOS) standard for potable water supply shall be 220 gallons per capita per day (gpcd).

Policy 1.1.2: The City shall maintain potable water supply facilities as required to maintain the adopted LOS standard.

Policy 1.1.3: The City shall review water fee methodology and user rates to ensure adequate funding for treatment, storage and distribution facilities.

Policy 1.1.4: All improvements and/or additions to potable water facilities to correct deficiencies shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection (FDEP) and shall be adequate to meet the adopted LOS standard.

Policy 1.1.5: User fees shall cover the full cost of operating and maintaining the City watersystem, including debt service.

Policy 1.1.6: The City shall maintain a Water Supply Facilities Work Plan that is consistent with the most recently adopted SJRWMD regional water supply plan to address water supply sources and related facilities necessary to meet the existing and projected demand within the City's utility service area.

Policy 1.1.7: The City shall pursue the following water supply strategies consistent with its Water Supply Facilities Work Plan and with the goals, objectives and policies in this element and other elements of the comprehensive plan:

- Continue to safely maximize groundwater supplies consistent with the most recently approved SJRWMD consumptive use permit constraints.
- Explore the use of alternative water supply sources, particularly the South Lake County Wellfield-Distributed Lower Floridian well project.
- Continue to implement the water conservation strategies in this element to reduce system-wide potable water demand through the 2031 planning timeframe.
-

Objective 1.2: Future Potable Water Needs. Based on population projections and analysis in the City's Water Supply Facilities Work Plan (included as Appendix A of this element), the City shall ensure the supply and treatment of safe potable water through the 2031 planning timeframe to meet the adopted LOS standard as well as the requirements of the Water Supply Facilities Work Plan and the SJRWMD water supply plan as updated. *(Amended Jan. 12, 2010, Ord. 625-M)*

Policy 1.2.1: Based on the adopted LOS standard, the City will develop capacity to meet future demands concurrent with new development.

Policy 1.2.2: The City shall maintain a potable water utility master plan and shall update the plan every five years. The master plan will be used to implement the Five-Year Schedule of Capital Improvements to ensure potable water projects are prioritized based on maximum efficiency and cost-effectiveness to meet the demands of future growth.

Policy 1.2.3: The City's Utilities department shall continue to pursue alternative funding sources and participate with adjacent jurisdictions to plan and construct efficient potable water systems. Specifically, the City shall pursue funding from the St. Johns River Water Management District (SJRWMD) water protection and sustainability program and the FDEP clean water state revolving fund.

Objective 1.3: Service Area Development. The City shall prioritize the extension of existing potable water facilities and the construction of new facilities within its utility service area in a manner that discourages leapfrog development and urban sprawl.

Policy 1.3.1: With the exception of those areas served by Lake Utility Services, Inc. and Florida Utility Group, the City shall be the sole supplier of potable water to residents and non-residential establishments within the City's utility service area..

Policy 1.3.2: The City shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

Policy 1.3.3: The City shall rehabilitate and reuse existing public water facilities as an alternative to new construction when rehabilitation and reuse is cost-effective.

Policy 1.3.4: Before supplying potable water to developments located in the utility service area, the City may require that the development be annexed into the City.

Policy 1.3.5: The City may provide wholesale potable water service to other cities and the county by written agreement.

Policy 1.3.6: The City shall continue to maximize the use of the existing public water treatment facilities connected to the central water system.

Policy 1.3.7: The City shall require all new development to demonstrate concurrency with the adopted LOS standard.

Policy 1.3.8: The City shall require that new developments extend potable water distribution and reclaimed lines along the entire property boundary for future connection to adjacent properties.

Policy 1.3.9: The City shall discourage urban sprawl through the following activities:

- The City shall require all new developments within the City limits to connect to the City's central potable water system.

- The City will coordinate with the county to ensure that all new development within the City's utility service area shall connect to the City's water system where feasible.
- Where connection to the City's water system is not feasible within the unincorporated county portion of the utility service area, the City shall coordinate with the county to ensure that all new developments will install dry lines for future connection to the City's system.

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- To areas contiguous to the City limits, but outside the designated water service area. This shall be after annexation and if capacity is available; and
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Policy 1.4.2: The City shall implement a water-conserving rate structure.

Policy 1.4.3: The City shall require the use of water-conserving plumbing fixtures in all new development and shall consider the use of incentive programs to encourage retrofits for existing buildings.

Policy 1.4.4: The City shall comply with conservation efforts outlined in the most recently issued consumptive use permit from the SJRWMD.

Policy 1.4.5: The City shall require the installation of dual-water lines and meters in all new developments served by the City's water system to distribute potable and reclaimed water even if reclaimed water is not yet available.

Policy 1.4.6: All new developments that abut existing or planned routes of the City's reclaimed water distribution system will be required to either connect to the system prior to occupancy or provide dry lines for future connection.

Policy 1.4.7: The City shall implement an employee and customer water-conservation education program.

Policy 1.4.8: The City shall require the use of reclaimed water in place of potable water for irrigation and other nonpotable needs when such nonpotable supply is available.

Objective 1.5: Landscape Irrigation and Florida-Friendly Design Standards. The City shall encourage or require, depending on standards established in the Land Development Code, low-impact landscape and irrigation system design to conserve the City's potable water resources.

Policy 1.5.1: The City's land development regulations shall encourage, or in some cases require, the following landscape design criteria:

- Existing vegetated areas shall be preserved and incorporated into the design;
- Plants shall be appropriate for site conditions, taking into account that, in some cases, soil improvements can enhance water use efficiency;
- The percentage of landscaped areas in irrigated high-water-use zones should be minimized; however, these limits should not apply to landscaped areas requiring larger amounts of turf for their primary functions such as ball fields and playgrounds.

Policy 1.5.2: Irrigation systems shall be designed in a manner that considers soil, slope and other site characteristics in order to minimize water waste, including overspray, the watering of impervious surfaces and other non-vegetated areas, and off-site runoff, and they shall be designed to provide the following where feasible:

- Use of the lowest water quality feasible;
-
- Controller systems shall be required, when feasible, to provide the following minimum capabilities;
 - Ability to be programmed in minutes, by day of the week, season and time of day;
 - Operational flexibility to meet year-round water conservation requirements and temporary water shortages; and
 - Ability to minimize free-flow conditions in case of damage or other mechanical failure.

Objective 1.6: Fire Protection Capabilities. The City shall provide adequate delivery and distribution of potable water to meet fire protection demand within the utility service area.

Policy 1.6.1: The City shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

Policy 1.6.2: The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy 1.6.3: The City shall establish and maintain a hydraulic model of the City's water distribution network so that the water distribution system can be routinely analyzed with respect to fire flow capabilities.

Policy 1.6.4: The City shall extend water distribution mains to areas within the City's service area and provide adequate fire protection service to residents and non-residential establishments located within the service area, provided that residents/developers participate in the costs.

Policy 1.6.5: The City shall base fire flow levels of service upon delivery pressures of 20 pounds per square inch (psi) residual, minimum fire flows of 500 gallons per minute (gpm) for residential and 1,500 gpm for non-residential and multi-family developments.

Objective 1.7: Protection of Groundwater from Contamination. The City shall perform specific actions during the 2031 planning timeframe to protect water quality by preserving groundwater from contamination.

Policy 1.7.1: The City shall meet or exceed all federal and state water facility regulations that provide for the protection of the environment.

Policy 1.7.2: To protect the quality and quantity of the City's potable water supply, the City will continue to enforce the land development regulations established for the primary and secondary well field protection zones. The primary well field protection zone consists of the land immediately surrounding any potable water supply well a radial distance of 500 feet. The secondary well field protection zone consists of the land immediately surrounding any potable water supply well a radial distance of 1,000 feet.

Objective 1.8: Intergovernmental Coordination. The City shall coordinate with adjacent jurisdictions and applicable state and federal agencies to protect the quality and quantity of its water sources.

Policy 1.8.1: The City shall meet annually with adjacent governments, private utilities, and state and federal agencies to coordinate the provision of potable water services and service area boundaries.

Policy 1.8.2: The City shall coordinate with adjacent jurisdictions and applicable regional, state and federal agencies to educate the community about conservation, sustainable use and protection of the quality and quantity of its water sources.

Policy 1.8.3: The City shall review and update the Water Supply Facilities Work Plan and supporting data and analysis within eighteen months of the update of the SJRWMD regional water supply plan and will amend this element as necessary to incorporate any applicable policies.

Objective 1.9: Maximizing the Use of Existing Public Facilities. The City shall maximize the use of existing potable water facilities.

Policy 1.9.1: The City's Utilities department shall identify, develop and implement a sustainable potable water production, treatment and distribution system by using the highest and best-proven technology possible.

Policy 1.9.2: The City shall continually update a GIS map of the entire potable water system to maintain the potable water system and to anticipate and facilitate system repair.

Policy 1.9.3: The City's Utilities Department shall maintain accurate records of well-water production flows, maintenance, chemical usage and other items related to efficient ongoing water service operation.



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER VII
POTABLE WATER ELEMENT

Adopted: June 23, 2009
Amended: January 12, 2010
Amended: [February 22, 2022](#)[September 11](#)

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CHAPTER VII POTABLE WATER

GOAL 1: To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of Clermont and within the City's utility service area throughout the ~~2020~~2031 planning timeframe.

Objective 1.1: Maintain Level of Service. Based upon the adopted level of service standard, the City shall annually adopt programs and activities to correct existing deficiencies and maintain the public water system.

Policy 1.1.1: The City's level of service (LOS) standard for potable water supply shall be ~~485~~220 gallons per capita per day (gpcd).

Policy 1.1.2: The City shall ~~repair~~maintain potable water supply facilities as required to maintain the adopted LOS standard.

Policy 1.1.3: The City shall review water fee methodology and user rates to ensure adequate funding for treatment, storage and distribution facilities.

Policy 1.1.4: All improvements and/or additions to potable water facilities to correct deficiencies shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection (FDEP) and shall be adequate to meet the adopted LOS standard.

Policy 1.1.5: User fees shall cover the full cost of operating and maintaining the City water system, including debt service.

Policy 1.1.6: The City shall maintain a Water Supply Facilities Work Plan that is consistent with the most recently adopted SJRWMD ~~district water supply~~regional water supply plan to address water supply sources and related facilities necessary to meet the existing and projected demand within the City's utility service area.

Policy 1.1.7: The City shall pursue the following water supply strategies consistent with its Water Supply Facilities Work Plan and with the goals, objectives and policies in this element and other elements of the comprehensive plan:

- Continue to safely maximize groundwater supplies consistent with the most recently approved SJRWMD consumptive use permit constraints.
- Explore the use of alternative water supply sources, particularly the ~~St. Johns River near DeLand surface water~~South Lake County Wellfield -Distributed Lower Floridan well project.
- Continue to implement the water conservation strategies in this element to reduce system-wide potable water demand through the ~~2020~~2031 planning timeframe.
- Continue to expand the City's reuse system to reduce potable water demand consistent with policies in the Sanitary Sewer Element.

Policy 1.1.8: All proposed land use amendments shall require an analysis of the impacts to the adopted LOS standard and the analysis of adequate planned water supply sources and facilities.

Objective 1.2: Future Potable Water Needs. Based on population projections and analysis in the City's Water Supply Facilities Work Plan (included as Appendix A of this element), the City shall ensure the supply and treatment of safe potable water through the ~~2020~~2031 planning timeframe to meet the adopted LOS standard as well as the requirements of the Water Supply Facilities Work Plan and the SJRWMD water supply plan as updated. *(Amended Jan. 12, 2010, Ord. 625-M)*

Policy 1.2.1: Based on the adopted LOS standard, the City will develop capacity to meet future demands concurrent with new development.

Policy 1.2.2: The City shall maintain a potable water utility master plan and shall update the plan every five years. The master plan will be used to implement the Five-Year Schedule of Capital Improvements to ensure potable water projects are prioritized based on maximum efficiency and cost-effectiveness to meet the demands of future growth.

Policy 1.2.3: The City's ~~Engineering and~~ Utilities departments shall continue to pursue alternative funding sources and participate with adjacent jurisdictions to plan and construct efficient potable water systems. Specifically, the City shall pursue funding from the St. Johns River Water Management District (SJRWMD) water protection and sustainability program and the FDEP clean water state revolving fund.

~~**Policy 1.2.4:** If economically and technically feasible, the City is considering using a stormwater pond with excess capacity in the range of 10-20 million gallons available to store reclaimed water during wet weather or low demand periods to store reclaimed water purchased in bulk quantities from other utility providers and reuse stormwater flows to supplement reclaimed water supplies.~~ *(Amended Jan. 12, 2010, Ord. 625-M)*

Objective 1.3: Service Area Development. The City shall prioritize the extension of existing potable water facilities and the construction of new facilities within its utility service area in a manner that discourages leapfrog development and urban sprawl.

Policy 1.3.1: With the exception of those areas served by Lake Utility Services, Inc. and Florida Utility Group, the City shall be the sole supplier of potable water to residents and non-residential establishments within the City's utility service area, ~~which is based on the boundaries established in its August 26, 2003 Joint Planning Area (JPA) agreement with Lake County.~~

Policy 1.3.2: The City shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

Policy 1.3.3: The City shall rehabilitate and reuse existing public water facilities as an alternative to new construction when rehabilitation and reuse is cost-effective.

Policy 1.3.4: Before supplying potable water to developments located in the utility service area, the City may require that the development be annexed into the City.

Policy 1.3.5: The City may provide wholesale potable water service to other cities and the county by written agreement.

Policy 1.3.6: The City shall continue to maximize the use of the existing public water treatment facilities connected to the central water system.

Policy 1.3.7: The City shall require all new development to demonstrate concurrency with the adopted LOS standard.

Policy 1.3.8: The City shall require that new developments extend potable water distribution and reclaimed lines along the entire property boundary for future connection to adjacent properties.

Policy 1.3.9: The City shall discourage urban sprawl through the following activities:

- The City shall require all new developments within the City limits to connect to the City's central potable water system.
- The City will coordinate with the county to ensure that all new development within the City's utility service area shall connect to the City's water system where feasible.
- Where connection to the City's water system is not feasible within the unincorporated county portion of the utility service area, the City shall coordinate with the county to ensure that all new developments will install dry lines for future connection to the City's system.

Policy 1.3.10: The City shall only provide service to those areas included in the City's delineated utility service area. Throughout the ~~2020~~2031 planning timeframe, the following ranked criteria shall be used by the City to establish priorities for the provision of new potable water services:

- To existing developed areas within the service area that either present an immediate threat to public health or safety or produce serious pollution problems;
- To areas within the designated water service area as identified in the water master plan, capital improvements program, and the City's comprehensive plan;
- To areas contiguous to the City limits, but outside the designated water service area. This shall be after annexation and if capacity is available; and
- To existing developed and undeveloped areas not claimed as service areas by other utilities.

Objective 1.4: Potable Water Conservation. The City shall ensure that its potable water system conserves water and reduces the per capita demand to the minimum possible rate throughout the ~~2020~~2031 planning timeframe. This shall be accomplished through the implementation of water conservation techniques and programs and through the establishment and use of non-potable water supplies for uses other than drinking water.

Policy 1.4.1: The City shall encourage continuing education of its utilities operating staff to optimize the potable water utility's maintenance and operation processes.

Policy 1.4.2: The City shall implement a water-conserving rate structure.

Policy 1.4.3: The City shall require the use of water-conserving plumbing fixtures in all new development and shall consider the use of incentive programs to encourage retrofits for existing buildings.

Policy 1.4.4: The City shall comply with conservation efforts outlined in the most recently issued consumptive use permit from the SJRWMD.

Policy 1.4.5: The City shall require the installation of dual-water lines and meters in all new developments served by the City's water system to distribute potable and reclaimed water even if reclaimed water is not yet available.

Policy 1.4.6: All new developments that abut existing or planned routes of the City's reclaimed water distribution system will be required to either connect to the system prior to occupancy or provide dry lines for future connection.

Policy 1.4.7: The City shall implement an employee and customer water-conservation education program.

Policy 1.4.8: The City shall require the use of reclaimed water in place of potable water for irrigation and other nonpotable needs when such nonpotable supply is available.

Objective 1.5: Landscape Irrigation and Florida-Friendly Design Standards. The City shall encourage or require, depending on standards established in the Land Development Code, low-impact landscape and irrigation system design to conserve the City's potable water resources.

Policy 1.5.1: The City's land development regulations shall encourage, or in some cases require, the following landscape design criteria:

- Existing vegetated areas shall be preserved and incorporated into the design;
- Plants shall be appropriate for site conditions, taking into account that, in some cases, soil improvements can enhance water use efficiency;
- The percentage of landscaped areas in irrigated high-water-use zones should be minimized; however, these limits should not apply to landscaped areas requiring larger amounts of turf for their primary functions such as ball fields and playgrounds.

Policy 1.5.2: Irrigation systems shall be designed in a manner that considers soil, slope and other site characteristics in order to minimize water waste, including overspray, the watering of impervious surfaces and other non-vegetated areas, and off-site runoff, and they shall be designed to provide the following where feasible:

- Use of the lowest water quality feasible;
- Matching precipitation rates for sprinklers and all other emitters in the same water-use zone, except that the design may specify micro-irrigation emitters to meet the requirements of individual plants;
- Controller systems shall be required, when feasible, to provide the following minimum capabilities;
 - Ability to be programmed in minutes, by day of the week, season and time of day;
 - Ability to accommodate multiple start-times and programs;
 - Automatic shut-off after adequate rainfall;
 - Ability to maintain operations during power outages for a minimum of three days;
 - Operational flexibility to meet year-round water conservation requirements and temporary water shortages; and

- Ability to minimize free-flow conditions in case of damage or other mechanical failure.

Objective 1.6: Fire Protection Capabilities. The City shall provide adequate delivery and distribution of potable water to meet fire protection demand within the utility service area.

Policy 1.6.1: The City shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

Policy 1.6.2: The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy 1.6.3: The City shall establish and maintain a hydraulic model of the City's water distribution network so that the water distribution system can be routinely analyzed with respect to fire flow capabilities.

Policy 1.6.4: The City shall extend water distribution mains to areas within the City's service area and provide adequate fire protection service to residents and non-residential establishments located within the service area, provided that residents/developers participate in the costs.

Policy 1.6.5: The City shall base fire flow levels of service upon delivery pressures of 20 pounds per square inch (psi) residual, minimum fire flows of 500 gallons per minute (gpm) for residential and 1,500 gpm for non-residential and multi-family developments.

Objective 1.7: Protection of Groundwater from Contamination. The City shall perform specific actions during the ~~2020~~2031 planning timeframe to protect water quality by preserving groundwater from contamination.

Policy 1.7.1: The City shall meet or exceed all federal and state water facility regulations that provide for the protection of the environment.

Policy 1.7.2: To protect the quality and quantity of the City's potable water supply, the City will continue to enforce the land development regulations established for the primary and secondary well field protection zones. The primary well field protection zone consists of the land immediately surrounding any potable water supply well a radial distance of 500 feet. The secondary well field protection zone consists of the land immediately surrounding any potable water supply well a radial distance of 1,000 feet.

Objective 1.8: Intergovernmental Coordination. The City shall coordinate with adjacent jurisdictions and applicable state and federal agencies to protect the quality and quantity of its water sources.

Policy 1.8.1: The City shall meet annually with adjacent governments, private utilities, and state and federal agencies to coordinate the provision of potable water services and service area boundaries.

Policy 1.8.2: The City shall coordinate with adjacent jurisdictions and applicable regional, state and federal agencies to educate the community about conservation, sustainable use and protection of the quality and quantity of its water sources.

Policy 1.8.3: The City shall review and update the Water Supply Facilities Work Plan and supporting data and analysis within ~~eighteen months~~^{one year} of the update of the SJRWMD ~~district water supply~~^{regional water supply} plan and will amend this element as necessary to incorporate any applicable policies.

Objective 1.9: Maximizing the Use of Existing Public Facilities. The City shall maximize the use of existing potable water facilities.

Policy 1.9.1: The City's ~~Engineering and~~ Utilities departments shall identify, develop and implement a sustainable potable water production, treatment and distribution system by using the highest and best-proven technology possible.

Policy 1.9.2: The City shall continually update a GIS map of the entire potable water system to maintain the potable water system and to anticipate and facilitate system repair.

Policy 1.9.3: The City's Utilities Department shall maintain accurate records of well-water production flows, maintenance, chemical usage and other items related to efficient ongoing water service operation.



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER VII
POTABLE WATER ELEMENT

Adopted: June 23, 2009
Amended: January 12, 2010
Amended: February 22, 2022

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CHAPTER VII POTABLE WATER

GOAL 1: To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of Clermont and within the City's utility service area throughout the 2031 planning timeframe.

Objective 1.1: Maintain Level of Service. Based upon the adopted level of service standard, the City shall annually adopt programs and activities to correct existing deficiencies and maintain the public water system.

Policy 1.1.1: The City's level of service (LOS) standard for potable water supply shall be 220 gallons per capita per day (gpcd).

Policy 1.1.2: The City shall maintain potable water supply facilities as required to maintain the adopted LOS standard.

Policy 1.1.3: The City shall review water fee methodology and user rates to ensure adequate funding for treatment, storage and distribution facilities.

Policy 1.1.4: All improvements and/or additions to potable water facilities to correct deficiencies shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection (FDEP) and shall be adequate to meet the adopted LOS standard.

Policy 1.1.5: User fees shall cover the full cost of operating and maintaining the City water system, including debt service.

Policy 1.1.6: The City shall maintain a Water Supply Facilities Work Plan that is consistent with the most recently adopted SJRWMD regional water supply plan to address water supply sources and related facilities necessary to meet the existing and projected demand within the City's utility service area.

Policy 1.1.7: The City shall pursue the following water supply strategies consistent with its Water Supply Facilities Work Plan and with the goals, objectives and policies in this element and other elements of the comprehensive plan:

- Continue to safely maximize groundwater supplies consistent with the most recently approved SJRWMD consumptive use permit constraints.
- Explore the use of alternative water supply sources, particularly the South Lake County Wellfield -Distributed Lower Floridan well project.
- Continue to implement the water conservation strategies in this element to reduce system-wide potable water demand through the 2031 planning timeframe.
- Continue to expand the City's reuse system to reduce potable water demand consistent with policies in the Sanitary Sewer Element.

Policy 1.1.8: All proposed land use amendments shall require an analysis of the impacts to the adopted LOS standard and the analysis of adequate planned water supply sources and facilities.

Objective 1.2: Future Potable Water Needs. Based on population projections and analysis in the City's Water Supply Facilities Work Plan (included as Appendix A of this element), the City shall ensure the supply and treatment of safe potable water through the 2031 planning timeframe to meet the adopted LOS standard as well as the requirements of the Water Supply Facilities WorkPlan and the SJRWMD water supply plan as updated. *(Amended Jan. 12, 2010, Ord. 625-M)*

Policy 1.2.1: Based on the adopted LOS standard, the City will develop capacity to meet future demands concurrent with new development.

Policy 1.2.2: The City shall maintain a potable water utility master plan and shall update the plan every five years. The master plan will be used to implement the Five-Year Schedule of Capital Improvements to ensure potable water projects are prioritized based on maximum efficiency and cost-effectiveness to meet the demands of future growth.

Policy 1.2.3: The City's Utilities department shall continue to pursue alternative funding sources and participate with adjacent jurisdictions to plan and construct efficient potable water systems. Specifically, the City shall pursue funding from the St. JohnsRiver Water Management District (SJRWMD) water protection and sustainability program and the FDEP clean water state revolving fund.

Objective 1.3: Service Area Development. The City shall prioritize the extension of existing potable water facilities and the construction of new facilities within its utility service area in a manner that discourages leapfrog development and urban sprawl.

Policy 1.3.1: With the exception of those areas served by Lake Utility Services, Inc. and Florida Utility Group, the City shall be the sole supplier of potable water to residents and non-residential establishments within the City's utility service area..

Policy 1.3.2: The City shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

Policy 1.3.3: The City shall rehabilitate and reuse existing public water facilities as an alternative to new construction when rehabilitation and reuse is cost-effective.

Policy 1.3.4: Before supplying potable water to developments located in the utility service area, the City may require that the development be annexed into the City.

Policy 1.3.5: The City may provide wholesale potable water service to other cities and the county by written agreement.

Policy 1.3.6: The City shall continue to maximize the use of the existing public water treatment facilities connected to the central water system.

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Policy 1.3.8: The City shall require that new developments extend potable water distribution and reclaimed lines along the entire property boundary for future connection to adjacent properties.

Policy 1.3.9: The City shall discourage urban sprawl through the following activities:

- The City shall require all new developments within the City limits to connect to the City's central potable water system.
- The City will coordinate with the county to ensure that all new development within the City's utility service area shall connect to the City's water system where feasible.
- Where connection to the City's water system is not feasible within the unincorporated county portion of the utility service area, the City shall coordinate with the county to ensure that all new developments will install dry lines for future connection to the City's system.

Policy 1.3.10: The City shall only provide service to those areas included in the City's delineated utility service area. Throughout the 2031 planning timeframe, the following ranked criteria shall be used by the City to establish priorities for the provision of new potable water services:

- To existing developed areas within the service area that either present an immediate threat to public health or safety or produce serious pollution problems;
- To areas within the designated water service area as identified in the water master plan, capital improvements program, and the City's comprehensive plan;
- To areas contiguous to the City limits, but outside the designated water service area. This shall be after annexation and if capacity is available; and
- To existing developed and undeveloped areas not claimed as service areas by other utilities.

Objective 1.4: Potable Water Conservation. The City shall ensure that its potable water system conserves water and reduces the per capita demand to the minimum possible rate throughout the 2031 planning timeframe. This shall be accomplished through the implementation of water conservation techniques and programs and through the establishment and use of non-potable water supplies for uses other than drinking water.

Policy 1.4.1: The City shall encourage continuing education of its utilities operating staff to optimize the potable water utility's maintenance and operation processes.

Policy 1.4.2: The City shall implement a water-conserving rate structure.

Policy 1.4.3: The City shall require the use of water-conserving plumbing fixtures in all new development and shall consider the use of incentive programs to encourage retrofits for existing buildings.

Policy 1.4.4: The City shall comply with conservation efforts outlined in the most recently issued consumptive use permit from the SJRWMD.

Policy 1.4.5: The City shall require the installation of dual-water lines and meters in all new developments served by the City's water system to distribute potable and reclaimed water even if reclaimed water is not yet available.

Policy 1.4.6: All new developments that abut existing or planned routes of the City's reclaimed water distribution system will be required to either connect to the system prior to occupancy or provide dry lines for future connection.

Policy 1.4.7: The City shall implement an employee and customer water-conservation education program.

Policy 1.4.8: The City shall require the use of reclaimed water in place of potable water for irrigation and other nonpotable needs when such nonpotable supply is available.

Objective 1.5: Landscape Irrigation and Florida-Friendly Design Standards. The City shall encourage or require, depending on standards established in the Land Development Code, low-impact landscape and irrigation system design to conserve the City's potable water resources.

Policy 1.5.1: The City's land development regulations shall encourage, or in some cases require, the following landscape design criteria:

- Existing vegetated areas shall be preserved and incorporated into the design;
- Plants shall be appropriate for site conditions, taking into account that, in some cases, soil improvements can enhance water use efficiency;
- The percentage of landscaped areas in irrigated high-water-use zones should be minimized; however, these limits should not apply to landscaped areas requiring larger amounts of turf for their primary functions such as ball fields and playgrounds.

Policy 1.5.2: Irrigation systems shall be designed in a manner that considers soil, slope and other site characteristics in order to minimize water waste, including overspray, the watering of impervious surfaces and other non-vegetated areas, and off-site runoff, and they shall be designed to provide the following where feasible:

- Use of the lowest water quality feasible;
- Matching precipitation rates for sprinklers and all other emitters in the same water-use zone, except that the design may specify micro-irrigation emitters to meet the requirements of individual plants;
- Controller systems shall be required, when feasible, to provide the following minimum capabilities;
 - Ability to be programmed in minutes, by day of the week, season and time of day;
 - Ability to accommodate multiple start-times and programs;
 - Automatic shut-off after adequate rainfall;
 - Ability to maintain operations during power outages for a minimum of three days;
 - Operational flexibility to meet year-round water conservation requirements and temporary water shortages; and

- Ability to minimize free-flow conditions in case of damage or other mechanical failure.

Objective 1.6: Fire Protection Capabilities. The City shall provide adequate delivery and distribution of potable water to meet fire protection demand within the utility service area.

Policy 1.6.1: The City shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

Policy 1.6.2: The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy 1.6.3: The City shall establish and maintain a hydraulic model of the City's water distribution network so that the water distribution system can be routinely analyzed with respect to fire flow capabilities.

Policy 1.6.4: The City shall extend water distribution mains to areas within the City's service area and provide adequate fire protection service to residents and non-residential establishments located within the service area, provided that residents/developers participate in the costs.

Policy 1.6.5: The City shall base fire flow levels of service upon delivery pressures of 20 pounds per square inch (psi) residual, minimum fire flows of 500 gallons per minute (gpm) for residential and 1,500 gpm for non-residential and multi-family developments.

Objective 1.7: Protection of Groundwater from Contamination. The City shall perform specific actions during the 2031 planning timeframe to protect water quality by preserving groundwater from contamination.

Policy 1.7.1: The City shall meet or exceed all federal and state water facility regulations that provide for the protection of the environment.

Policy 1.7.2: To protect the quality and quantity of the City's potable water supply, the City will continue to enforce the land development regulations established for the primary and secondary well field protection zones. The primary well field protection zone consists of the land immediately surrounding any potable water supply well a radial distance of 500 feet. The secondary well field protection zone consists of the land immediately surrounding any potable water supply well a radial distance of 1,000 feet.

Objective 1.8: Intergovernmental Coordination. The City shall coordinate with adjacent jurisdictions and applicable state and federal agencies to protect the quality and quantity of its water sources.

Policy 1.8.1: The City shall meet annually with adjacent governments, private utilities, and state and federal agencies to coordinate the provision of potable water services and service area boundaries.

Policy 1.8.2: The City shall coordinate with adjacent jurisdictions and applicable regional, state and federal agencies to educate the community about conservation, sustainable use and protection of the quality and quantity of its water sources.

Policy 1.8.3: The City shall review and update the Water Supply Facilities Work Plan and supporting data and analysis within eighteen months of the update of the SJRWMD regional water supply plan and will amend this element as necessary to incorporate any applicable policies.

Objective 1.9: Maximizing the Use of Existing Public Facilities. The City shall maximize the use of existing potable water facilities.

Policy 1.9.1: The City's Utilities department shall identify, develop and implement a sustainable potable water production, treatment and distribution system by using the highest and best-proven technology possible.

Policy 1.9.2: The City shall continually update a GIS map of the entire potable water system to maintain the potable water system and to anticipate and facilitate system repair.

Policy 1.9.3: The City's Utilities Department shall maintain accurate records of well-water production flows, maintenance, chemical usage and other items related to efficient ongoing water service operation.

Appendix A



WATER SUPPLY FACILITIES WORK PLAN

City of Clermont

September 2021

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EXECUTIVE SUMMARY

Consistent with Florida State Statute section 163.3177(6) (C)3, the City of Clermont Water Supply Facilities Work Plan (“Work Plan”) serves as a ten-year strategic plan to address consumer demand, identify alternative and traditional water supply projects, as well as conservation and reuse activities needed to meet the projected future water demands over a ten-year period.

Last updated in 2010, the 2021 update will include pertinent information and best practices from various sources including the Central Florida Water Initiative (CFWI), the St. Johns River Water Management District (SJRWMD) and the City of Clermont. The Work Plan Update builds on previous water related research and includes population projections, water demands, regional and local water resources, water conservation efforts, as well as an analysis of the existing water delivery infrastructure and future capital improvements.

This document includes the actions necessary to ensure that the projected demand for water can be met over a ten-year period. Capital improvement projects will help ensure a resilient and adequate water supply. Also addressed are important conservation and reuse activities, such as irrigation audits and the City’s landscaping and irrigation code. These actions and regulatory activities are anticipated to be important to safeguarding the Floridan Aquifer, reducing adverse impacts, and meeting future water demands for the Clermont community.

The City has been coordinating with a number of regional and local agencies to meet the goals of this Work Plan. At a regional level, the St. Johns River Water Management District works in partnership with the City with regard to permitting and planning. An important innovation is the establishment of the Central Florida Water Initiative (CFWI) in 2009, which serves as an organizing mechanism for the water management districts and other pertinent agencies to work together to coordinate research and planning and consolidated water supply planning efforts to create a regional water supply plan (RWSP) that details needed water supply projects and other associated activities. At a local level, the City of Clermont collaborates with the Cities of Groveland, Minneola, Mascotte and Utilities Inc. of Florida to explore and develop alternative water supply resources for South Lake County. The alternative water supply projects being pursued by the City of Clermont and discussed in this work plan are the Sunburst Lower Floridan Aquifer Wells which are currently under construction. The City of Clermont provides water to the majority of City residents. Other utilities which generally serve small areas of the City include Utilities Inc. of Florida.

Based on the data and analysis, the projected water demands can be met, subject to the continued commitment to the water supply projects and conservation/reuse activities outlined in this document.

INTRODUCTION

The purpose of the City of Clermont Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply and associated facilities needed to serve existing and new development over a ten-year period. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after final approval of the pertinent regional water supply plan(s). This section addresses the Central Florida Water Initiative Regional Water Supply Plan approvals, City of Clermont Water Supply Facilities Work Plan format, statutory history, and the associated regulatory requirements.

Overview

In Florida, water planning efforts have been consolidated over the past decade, and in Central Florida, water supply planning is jointly conducted through the Central Florida Water Initiative, which is comprised of the St. Johns River Water Management District (SJRWMD), the South Florida Water Management District (SFWMD), and the Southwest Florida Water Management District (SWFWMD) and other pertinent agencies (See <http://cfwiwater.com/>). As a result of collaborative efforts since 2009, a consolidated water supply plan has been created for Central Florida.

The City of Clermont is within the SJRWMD jurisdiction, which addresses and manages a broad range of regulatory water reviews and permits. While most residents receive their water from the City of Clermont, some water is supplied by other local utilities, including Utilities Inc. of Florida.

All water management districts have determined that portions of their districts will have insufficient supplies of water from traditional sources (typically groundwater) over the next 20 years to meet the demands of both their growing population and the environment and agriculture. In order to ensure adequate water supplies, the Legislature has established a coordinated planning process between regional water supply plans prepared by the water management districts pursuant to Chapter 373, Florida Statutes (F.S.), and comprehensive plans prepared by local governments pursuant to Chapter 163, Part II, F.S. Under these laws, local governments must address in their comprehensive plans the water supply sources necessary to meet and achieve existing and projected water use demand for the established planning period, considering the applicable regional water supply plan prepared pursuant Section 373.709, F.S. [Section 163.3167(9), F.S.] Section 163.3177(6)(c)3, F.S., requires local governments within areas projected to have insufficient supplies of water from traditional sources to amend their comprehensive plan: (1) to incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to Section 373.709(2)(a) or proposed by the local government under Section. 373.709(8)(b); and (2) to adopt a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including the development of alternative water supply projects and conservation and reuse, which are necessary to serve existing and

new development. Once adopted, the work plan must be updated within 18 months after the water management district updates the regional water supply plan, which typically occurs every five years.

Key to the current update, the Work Plan must address the development of traditional and alternative water supplies, service delivery, as well as conservation and reuse programs necessary to serve existing and new development for at least a 10-year period.

This Work Plan addresses the planning period of 2022-2031. The work plan is adopted by reference into the City's Comprehensive Plan by Policy PWE Objective 1.2, and in accordance with Policy PWE.1.8.3 will be updated every time the water management district governing board approves an updated regional water supply plan that affects the City.

Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, and 2011 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 Legislative Session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments.

In November 2020, the respective governing boards of the St. Johns, South Florida, and Southwest Water Management Districts approved the 2020 Central Florida Water Initiative Regional Water Supply Plan (CFWI RWSP). In addition, they required the adoption of an updated Water Supply Facilities Work Plan and related comprehensive plan amendment within 18 months of governing board approval of the 2020 CFWI RWSP.

The CFWI RWSP planning area encompasses all of Orange, Osceola, Polk and Seminole counties and southern Lake County. To promote consistency among local government comprehensive plans and the 2020 CFWI RWSP, Section 163.3177(6)(c)3, Florida Statutes, requires each local government within the CFWI RWSP planning area to amend its comprehensive plan to adopt an updated Water Supply Facilities Work Plan within 18 months of governing board approval of the 2020 CFWI RWSP. For local governments within the CFWI RWSP planning area, updated Water Supply Facilities Work Plans and related comprehensive plan amendments should be adopted by May 2022.

The City of Clermont has considered the following statutory provisions while updating the Water Supply Facilities Work Plan:

1. Coordinate appropriate aspects of the City's Comprehensive Plan with the Central Florida Water Initiative Regional Water Supply Plan [163.3177(4)(a), F.S.].

2. Ensure the City's future land use plan is based upon the availability of adequate water supplies, as well as public facilities and services [163.3177 (6) (a), F.S.]. In particular, data and analysis demonstrating that adequate water supplies and associated public facilities are available to meet projected growth demands and that they are included in each of the Planning Division staff reports addressing proposed Future Land Use Map amendments that increase allowable density and intensity.
3. Ensure that adequate water supplies and potable facilities are available, through the City's Permitting Division development review process, no later than the issuance of a certificate of occupancy (CO) and, if necessary, consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [163.3180 (2), F.S.].
4. Revise the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (i.e., Infrastructure Element, Potable Water Sub-element, etc.) within 18 months of approval of an updated regional water supply plan to: [163.3177(6)(c), F.S.].
 - i. Adopt (include) a water supply facilities work plan covering at least a 10-year planning period for building public, private, and regional water supply facilities necessary to serve existing and new development (demand).
 - ii. Incorporate and identify the alternative water supply project(s) selected by the local government from those projects identified in the regional water supply plan, or alternative project(s) proposed by the local government pursuant to s. 373.709(8)(b), F.S.
 - iii. Identify the traditional and alternative water supply projects and the water conservation and reuse programs necessary to meet water needs identified in the regional water supply plan.
 - iv. The work plan shall be updated, at a minimum, every 5 years within 18 months after approval of an updated regional water supply plan.
5. Revise the Conservation Element to assess current and projected water needs and sources for at least a 10-year planning period. The analysis must consider the existing levels of water conservation, use, and protection, the applicable policies of the water management district, and the district's approved regional water supply plan. In the absence of an approved regional water supply plan, the analysis must consider the

district's approved water management plan. [163.3177(6)(d)3, Florida Statutes.]

6. Revise the Capital Improvements Element to identify capital improvements projects to be implemented in the first 5 years of the work plan for which the local government is responsible, including both publicly and privately funded water supply projects necessary to achieve and maintain adopted level of service standards; and adopt a five-year schedule of capital improvements to include those projects as either funded or unfunded, and if unfunded, assign a level of priority for funding. [163.3177(3)(a)4, Florida Statutes.]
7. Revise the Intergovernmental Coordination Element to adopt principles and guidelines to be used to coordinate the comprehensive plan with the regional water supply authorities (if applicable) and with the applicable regional water supply plan. [163.3177(6)(h)1, Florida Statutes.]
8. During the Evaluation and Appraisal review, determine if comprehensive plan amendments are necessary to reflect statutory changes related to water supply and facilities planning since the last update to the comprehensive plan. If necessary, adopt the plan amendments to incorporate the statutory changes as appropriate. [163.3191(1) and (2), Florida Statutes.]

DATA AND ANALYSIS

Background

The City of Clermont is located about 22 miles west of Orlando. The potable water and reclaimed service areas encompasses the entire incorporated limits of the City and much of the surrounding area in unincorporated Lake County. The City's potable water system is comprised of two (2) water treatment plants (WTPs), two (2) elevated storage tanks, two (2) high service wells, and approximately 234 miles of pipes. The City's reclaimed water system is comprised of one (1) wastewater reclamation facility, one (1) master reuse pump station, one (1) reuse augmentation well, and approximately 70 miles of pipe.

Potable Water System Service Area

The City's designated potable water service area is defined by the utility's service area (180-Reserve Area) established pursuant to Chapter 180.02 of the Florida Statutes, and service area agreements with Utilities Inc. of Florida. The City's service area is bounded on the north by the service areas of the Florida Turnpike and the Cities of Groveland and

Minneola. To the east, the service area terminates at the Orange County line. The western and southern boundaries of the service area is the boundary of the 180-Reserve Area.

Within this defined service area are a few smaller utility systems owned by either private entities or not-for-profit entities such as homeowners' associations. Utilities Inc of Florida's water service area extends within the 180-Reserve Area up to Lake Minnehaha west of US 27. Other constraints in the City's service area include approximately 2,700 acres of land owned by Orange County and the City of Orlando for the Water Conserv II project. The extreme western portion of the service area is heavily covered by wetlands and developed properties and is not expected to be an area of significant utility growth. A location map of the City is shown in **Figure 1**.

Agreements related to provision of Water Services

The City has entered into several agreements related to the provision of potable and nonpotable water service. These agreements are listed in Table 1.

Table 1 - Summary of Agreements

Agreement Name	Parties	Description
Settlement Agreement	City of Clermont and Lake Utility Services, Inc.	Establishes boundaries of shared areas for which each entity has the right to provide water and wastewater service
Wastewater Services	City of Clermont and Town of Oakland	Provides for wholesale wastewater treatment services
Wastewater Services	City of Clermont and Town of Monteverde	Provides for wholesale wastewater treatment services

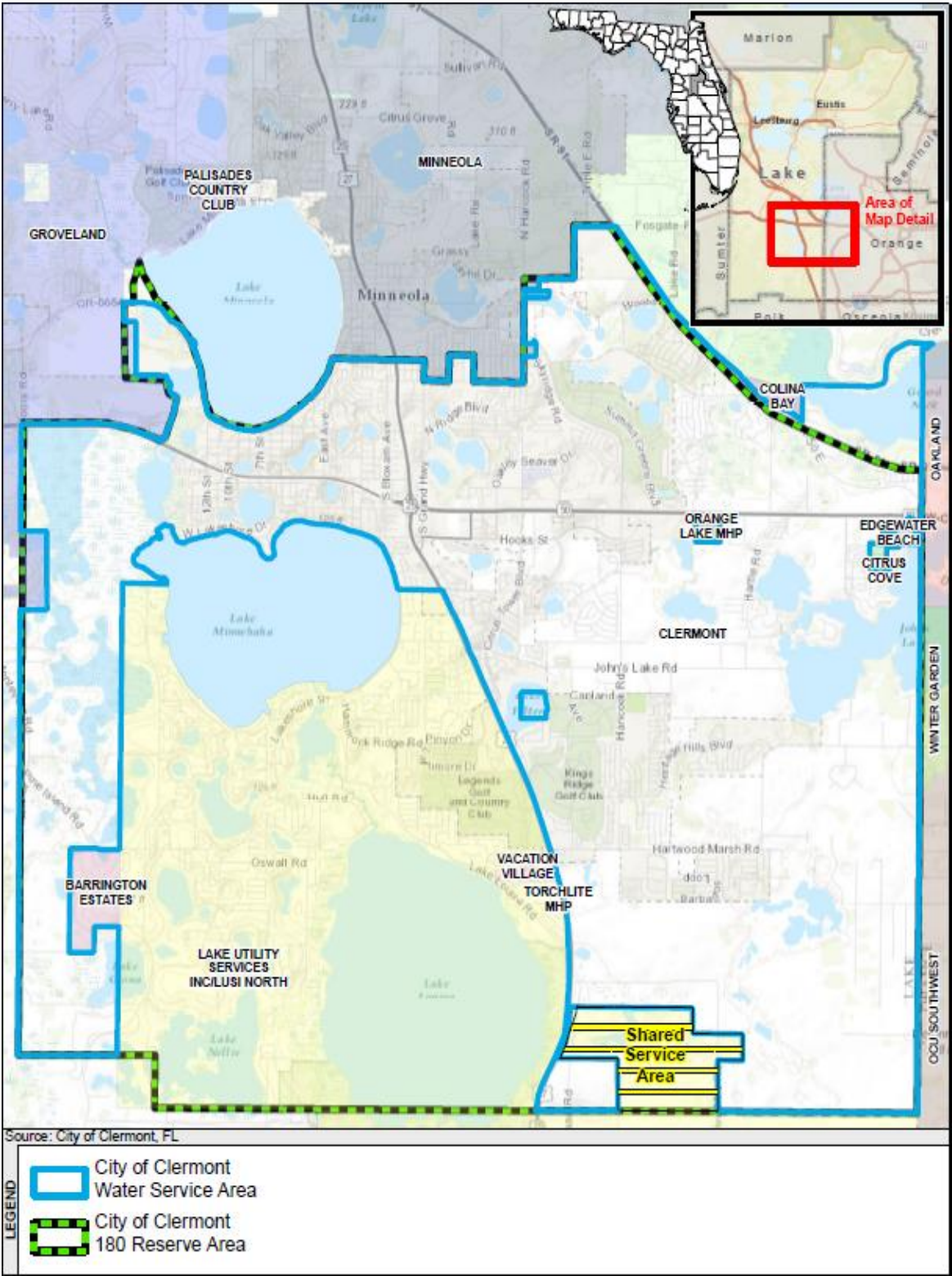
Reclaimed Water System Service Area

The City's designated reclaimed water service area is defined by the utility's service area (180-Reserve Area) established pursuant to Chapter 180.02 of the Florida Statutes and service area agreements with Utilities Inc of Florida. The City's service area is bounded on the north by the service areas of the Florida Turnpike and the Cities of Groveland and Minneola. To the east, the service area terminates at the Orange County line. The western and southern boundaries of the service area are the boundaries of the 180-Reserve Area.

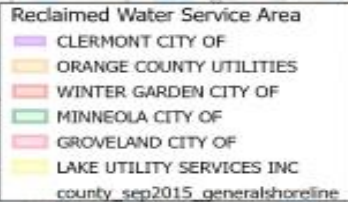
Within this defined service area are a few smaller utility systems owned by either private entities or not-for-profit entities such as homeowners' associations. Other constraints in

the City's service area include approximately 2,700 acres of land owned by Orange County and the City of Orlando for the Water Conserv II project. The extreme western portion of the service area is heavily covered by wetlands and developed properties and is not expected to be an area of significant utility growth. A location map of the City is shown in **Figure 2**.

Figure 1. City of Clermont Potable Water Service Area Map
September 2021



September 2021



Existing Potable Water Facilities

The City's potable water service area was previously divided into two (2) separate Florida Department of Environmental Protection (FDEP) public water systems (PWS), East and West, with U.S. Highway 27 serving as the dividing line. In 2014, the East and West PWSs were hydraulically interconnected into a single, city-wide PWS. However, even though the entire potable water system is fully interconnected, the City's East and West PWS's operate under separate permits.

Water Supply Source

The Clermont Water Systems withdraw groundwater from the Floridan Aquifer, which is then treated and delivered to customers.

The potable water system west of US 27 includes the following two (2) upper Floridan aquifer wells: Fourth Street (West-2), and Grand Highway (West-3). The Fourth Street (West-2) well has recently been placed on emergency standby and remains connected to the system for testing, maintenance, and sampling. After the two (2) new LFA wells at the Sunburst Lane WTP are equipped, connected to the system and permitted, the Grand Highway (West-3) well will also be placed on emergency standby and remain connected to the system for testing, maintenance, and sampling. Refer to **Table 2** for a summary of the supply wells.

The potable water system east of US 27 includes eight (8) Floridan aquifer wells: Greater Hills South (East-1), Greater Hills North (East-2), Hancock Road (East-3), Elevated Tank Site (East-4), Sunburst Lane (East-5), and Heritage Hills Blvd (East-6). Most of the wells east of US 27 withdraw groundwater from the UFA except for East-1 and East-2 which withdraw groundwater from the LFA. The recently installed Sunburst North (East-8) and Sunburst South (East-9) wells are not currently equipped or connected to the potable water system; however, the City has completed the preliminary design phase for the project to equip and connect these wells to the potable water system.

Placing the LFA wells into service is a specific condition of the recently modified CUP which must be satisfied by 2025 in order to increase the total maximum groundwater withdrawal allocation based on the recently modified Consumptive Use Permit.

The City owns and maintains a groundwater well at the Windy Hill Middle School (East-7), also known as the reuse augmentation well. The reuse augmentation well is currently used to supplement the reclaimed water system with groundwater from the UFA to meet peak reclaimed water demands. The reuse augmentation well has a design pumping capacity of 2,000 gpm (2.88 MGD). However, the CUP limits the maximum allowable groundwater withdrawal from this well to 0.60 MGD on an AAD basis.

To protect its water source, the City's comprehensive plan contains the following water source protection policies:

- Intergovernmental Coordination and Regulation Adherence (Policy NGAR 1.1.1-1.1.3)
- Utilizing Best Management Practices to protect High Aquifer recharge Areas (Policy NGAR 1.2.1-1.2.5)
- Protection of Groundwater Resources (Policy CE 1.2.1, 1.2.6, 1.2.9)
- Wellfield Protection (Policy CE 1.3.1, PWE 1.7.2)

Table 2 - Water Supply Wells

Well Name	Source	Casing Diameter (in)	Total Depth (ft)	Capacity (gpm)
Fourth Street (W-2)	UFA	10	790	1,700
Grand Highway (W-3)	UFA	12	895	1,500
Greater Hills South (E-1)	LFA	10	1,180	1,800
Greater Hills North (E-2)	LFA	18	1,320	2,400
Hancock Road (E-3)	UFA	16	885	1,600
Elevated Tank (E-4)	UFA	18	915	1,925
Sunburst Lanes (E-5)	UFA	24	900	2,500
Heritage Hills (E-6)	UFA	24	880	2,400
Middle School (E-7)	UFA	10	570	2,000
Sunburst LFA North (E-8)	LFA	24	1,718	3,500
Sunburst LFA South (E-9)	LFA	24	1710	3,500

Storage

The City's potable water storage facilities include two (2) elevated storage tanks and two (2) ground storage tanks. The City's reclaimed water storage include two (2) ground storage tank. A summary of the City's water storage tanks is shown in **Table 3**.

Table 3 – Water Storage Tanks

Storage Tank	Type	Capacity (gal)
Bloxam – West	Elevated	500,000
Hwy 50 – East	Elevated	400,000
Sunburst Lane WTP - East	Ground	2,000,000
Greater Hills WTP - East	Ground	1,000,000
Water Reclamation Facility	Ground	3,000,000
Water Reclamation Facility	Ground	2,000,000

Potable Water Treatment Facilities

Although the City's potable water system is fully interconnected, the City's potable water service area is currently divided into an East PWS and a West PWS, with U.S. Highway 27 serving as the dividing line.

The West PWS, permitted under FDEP Permit No. 3350215, consists of two (2) high service wells which pump directly into the distribution system. These facilities provide basic disinfection through gas chlorine injection with mixing prior to the first point of connection. Orthophosphate is also added at these locations to provide corrosion protection in the distribution system.

Both wells provide system supply and fill the elevated storage tanks based on demand. The Fourth Street Well has been placed on emergency standby and the Grand Highway Well will be placed on emergency standby when the LFA wells at the Sunburst Lane WTP are equipped, connected to the potable water system, and permitted.

The East PWS, permitted under FDEP Permit No. 3354779, consists of the following two (2) water treatment plants (WTPs): Sunburst Lane WTP and Greater Hills WTP. Each of the east WTPs are served by three (3) supply wells.

Table 4 provides a summary of the permitted supply facilities.

Both Water Treatment Plants (WTPs) use a similar process which involves aeration, disinfection, and storage to treat potable water. The supply wells pump raw water to each facility, where the water is aerated through tray aerators to remove hydrogen sulfide (Sunburst WTP only).

Following aeration, the water is held in concrete ground storage tanks at each WTP site and is disinfected prior to distribution. Liquid chlorine is used for disinfection at each treatment facility. High service pumps at each WTP pump finished water from the tanks into the potable water distribution system.

Table 4 – Potable Water Treatment Facilities

Facility	PWS	Capacity-Permitted (mgd)
Fourth Street Well	West	1.080
Grandy Highway Well	West	2.304
Sunburst Lane WTP	East	9.500
Greater Hills WTP	East	8.842
Total		21.726

Reclaimed Water Treatment Facilities

In order to offset demand for potable water in the City of Clermont, the City supplies reclaimed water for irrigation purposes. The City currently operates the Water Reclamation Facility that treats wastewater to meet public access reclaimed water standards. The water from this facility is suitable for residential, commercial and golf course irrigation to offset groundwater withdrawals.

Wastewater treatment is provided by the Water Reclamation Facility (WRF). Currently, the facility has a Florida Department of Environmental Protection (FDEP) rated capacity of 4.0 MGD annual average daily flow (AADF) and is considered a Category II, Class B facility. The WRF is an activated sludge domestic wastewater treatment facility consisting of influent screening, grit removal, splitter box, pre-anoxic basin, aeration basin, secondary clarification, chemical feed, filtration, and chlorination with aerated sludge holding tanks and biosolids dewatering. The 2020 AADF was 3.10 MGD, approximately 78% of the facility's rated capacity. The City is currently in the design phase of expanding WRF to treat a total of 6.5 MGD of wastewater on an annual average day basis. Construction of the project is anticipated to be complete by end of year 2024.

The facility's reuse land application system consists of a 0.75 MGD-AADF permitted capacity rapid infiltration basin (RIB) system. The facility also has an existing 4.0 MGD-AADF permitted capacity slow-rate public access reuse (PAR) system consisting of two (2) ground storage tanks located at WRF (5.0 MG total volume), lined storage ponds at the Kings Ridge Golf Course (3.6 MG total volume), and the irrigation system. The reclaimed water pump station consists of three (3) 250 horsepower (hp) pumps with a capacity of 4,170 gallons per minute (gpm) and one (1) 75 hp jockey pump with a capacity of 1,500 gpm. The reclaimed water high service pump station was designed to accommodate two (2) future high-capacity pumps. Projected reclaimed water supply is presented in **Table 5**.

Table 5 – Reclaimed Water Flow Projections

Year	Flow (mgd)
2022	3.58
2023	3.91
2024	4.12
2025	4.33
2026	4.55
2027	4.76
2028	4.90
2029	5.05
2030	5.17
2031	5.24

Consumptive Use Permit

On June 24, 2020, the St. Johns River Water Management District (SJRWMD) issued Consumptive Use Permit (CUP) #2478-13 for the City of Clermont. The CUP authorizes, as limited by the attached permit conditions, the use of up to 2576.9 million gallons per year (mgy) (7.06 million gallons per day (mgd) annual average) of groundwater from the Lower Floridan Aquifer and the use of up to 949.0 million gallons per year (mgy) (2.6 million gallons per day (mgd) annual average) of groundwater from the Upper Floridan Aquifer for public supply use to serve a projected population of 51,586 in 2031.

The maximum annual combined groundwater withdrawals from the Upper and Lower Floridan Aquifers combined from wells West-2 (ID No. 9168, West-3 (ID No. 9169), East-1 (ID No. 10364), East-2 (ID No. 10365), East-3 (ID No. 10366), East-4 (ID No. 33694), East-5 (ID No. 33695), East-6 (ID No. 33696), East-7 (ID No. 410045), East-8 (ID No. 460067) and East-9 (ID No. 468329) must not exceed the following:

a. Prior to wells East-8 (ID No. 460067) and East-9 (ID No. 468329) being placed into service;

2,887.09 million gallons (7.91 mgd average) in 2020 through 2031.

b. After wells East-8 (ID No. 460067) and East-9 (ID No. 468329) have been placed into service;

2,887.15 million gallons (7.91 mgd average) in 2020 through 2024, and 3,527.72 million gallons (9.66 mgd average) in 2025 through 2031.

After 2024, groundwater withdrawals from the Upper Floridan Aquifer from wells East-3, East-4, East-5, West-2, and West-3 are limited to fire flow testing, pump maintenance and water quality sampling. The annual combined groundwater withdrawals from wells East-3, East-4, East-5, West-2, and West-3 must not exceed 2.19 million gallons per year in 2025 through 2031.

The maximum annual combined groundwater withdrawals from the Lower Floridan Aquifer from wells East-1 and East-2 for public supply type use must not exceed the following:

1,095 million gallons (3.0 mgd average) in 2020 through 2031.

To provide operational flexibility, the permittee may increase its combined groundwater withdrawals from wells East-1 and East-2 by up to 20% above the maximum allocation for a given calendar year.

Maximum annual groundwater withdrawals from the Upper Floridan Aquifer from well East-7 for reuse system augmentation/landscape irrigation types of use must not exceed 219.0 million gallons **(0.6 mgd average) in 2019 through 2031.**

CUP permitted withdrawal limits are presented in **Table 6**.

Table 6 - CUP Permitted Limits

Supply	CUP Limit (MGD-AADD) 2019-2024	CUP Limit (MGD-AADD) 2025-2031
Potable Water	7.31	9.06
Reclaimed Water (Augmentation Well)	0.6	0.6
Total CUP Capacity Limit	7.91	9.66

CAPACITY, SUPPLY AND DEMAND ANALYSIS AND PROJECTIONS

Water Supply Capacity

A total of eleven (11) wells comprise the raw water supply infrastructure for the City of Clermont. The City of Clermont's PWS's operating and permitted capacity is sufficient to meet the water needs of the City well during the period for this plan. Projected combined water supply reclaimed water supply is presented in **Table 7**.

According to St. Johns River Water Management District, The UFA and LFA are capable of supplying water in quantities necessary to meet the projected demands of the City.

Table 7 – Projected Combined Water Capacity

Year	Population	Potable Water Supply (mgd)	Reclaimed Water Supply (mgd)	Combined Water Supply (mgd)
2022	43,463	7.91	3.58	11.49
2023	45,759	7.91	3.91	11.82
2024	46,673	7.91	4.12	12.03
2025	47,587	7.91	4.33	12.24
2026	48,277	9.66	4.55	14.21
2027	48,968	9.66	4.76	14.42
2028	49,658	9.66	4.90	14.56
2029	50,349	9.66	5.05	14.71
2030	51,039	9.66	5.17	14.83
2031	51,586	9.66	5.24	14.90

Water Demand

The City of Clermont is experiencing continued growth and in 2020 modified its CUP to add two additional LFA wells as well as an increase to their CUP allocation. The anticipated growth and water service projections were forecasted by utilizing the City's expected development patterns and by applying these patterns to the current customer billing data. Population within the City's service area is projected to increase over the duration of the permit at a rate consistent with District Water Supply Planning projections. Projected demands are detailed in **Table 8**.

Table 8 – Projected Combined Water Demands

Year	Population	Potable Water Demand (mgd)	Reclaimed Water Demand (mgd)	Combined Water Demand (mgd)
2022	43,463	6.88	3.55	10.43
2023	45,759	7.23	3.87	11.10
2024	46,673	7.47	4.11	11.58
2025	47,587	7.71	4.35	12.06
2026	48,277	7.97	4.56	12.53
2027	48,968	8.25	4.77	13.02
2028	49,658	8.45	4.97	13.42
2029	50,349	8.64	5.18	13.82
2030	51,039	8.79	5.32	14.11
2031	51,586	8.89	5.47	14.36

Concurrency Management

The City requires sufficient capacity in its concurrency management system before an applicant may receive a building permit. This ensures that the City's level of service standards is met. If a deficiency is identified, the City has the authority to deny permits. Although historically the City has not had to use this authority to address water shortages, it is an available solution of last resort. This strategy may also be useful if temporary shortages are expected while waiting for additional capacity to be built or permitted. The following comprehensive plan policies enable concurrency management:

- Service Area Development (Policy PWE 1.3.7)
- Drought Resistant Landscaping (Policy CE 1.2.3-1.2.4)
- Public Information (Policy CE 1.2.10)

WATER CONSERVATION

The City promotes water conservation through its development regulations and other initiatives. The City also promotes its efforts to educate the public about water conservation. The City has made great strides in increasing reclaimed water piping and use within the City's service area.

The City of Clermont began reclaimed water use in 2002 and demand has increased to approximately 3.1 mgd. The use of reclaimed water offsets irrigation demands that would otherwise be served using groundwater.

The City of Clermont has a comprehensive water conservation plan that was approved by the SJRWMD in 2020.

The City's water conservation program includes water conservation education which includes community outreach, special programs and campaigns; education and enforcement of landscape irrigation guidelines; the issuance of annual water budgets to users with irrigation systems; water distribution system improvements and leak detection, including renewal and replacement of piping and meters; conservation promoting rate structures and rate increases; customer irrigation system audits; and reclaimed water use.

City Initiatives

The City of Clermont has implemented a number of water conservation elements including the enforcement of annual water budgets, use of Florida-friendly landscaping principles, and the requirement for low volume plumbing in new construction.

Landscaping Code

In 2010, the City of Clermont adopted a new landscaping code. Consistent with the Florida-Friendly Landscape Principles and the St. Johns River Water Management District Xeriscape Plant Guide, the City's landscaping ordinance specifically addresses the recommended use of Florida-friendly landscaping materials.

As part of the updated code, water conservation is addressed through encouraging native/drought tolerant landscaping and plants that are adapted to Central Florida rainfall, supporting the use of plants suited to the growing conditions of a particular location, and establishing standards for the efficient installation and maintenance of plants and irrigation systems. City Code Chapter 66, Sections 66-216 – 66-221, specifies the water conservation element of irrigation system design, installation, and maintenance.

While not addressed in the landscaping code, the City of Clermont complies with mandatory year-round conservation measures, as detailed in 40E-24 Florida Administrative Code. Additionally, the City has adopted the Florida Building Code, which requires the installation of rain sensors in new irrigation systems.

If irrigation is to be installed, the City requires the use of reclaimed water as the irrigation source, where available.

Specific provisions are listed below:

- Sections 66-216 – 66-218 require irrigation systems to be designed in accordance with the most recent edition of the Florida Irrigation Standards and include the following:
 - o Turf areas on separate irrigation zones from other landscape,
 - o Rain sensor shutoff device required for all irrigation systems,
 - o RAWB established for each customer based on property size.
- Section 66-20 provides a mechanism for the City to enforce the District's year-round landscape irrigation rules by issuing citations with fines. Penalties are as follows: First Offense – Written Warning; Second Offense - \$50.00; Third Offense - \$100.00, and Subsequent Offenses - \$500.00 each
- Section 66-236 requires that landscape system design be based on water-wise principles and plant selection be based on "Florida Friendly" landscape concepts
- Section 66-238 limits the maximum of landscape area that can be planted in non-drought tolerant grass species to 60%.
- The City has adopted Section 114-6(a)(1), requiring that all new developments install reclaimed water lines east of Hwy. U.S. 27.

Education Programs

The City of Clermont delivers year-round public information campaigns to better educate customers and the community about the importance of water conservation. The City implements campaigns that utilize print, online, and outdoor media, as well as direct mail in utility bills and community partnerships. The City uses social media, including Facebook.

The City's conservation staff routinely work trade shows and civic events throughout the year to promote conservation.

Landscape Irrigation Audits

The City conducts irrigation audits for customers who use large quantities of irrigation water. The City's conservation staff personally visit customers to perform irrigation water

audits. These audits are typically requested by the customer, or can be initiated by the City, as a result of high water on a customer's bill or detected by the automated meter reading system. The conservation staff perform lawn irrigation system checks (zone checks and timer checks) on all water audits where there appears to be high water usage, or the customer requests that the City look at the irrigation system. They reset irrigation system timers at the request of the customer and only with their permission.

Conservation Promoting Water Rates

The City of Clermont continues to be a leader in adopting rate structures that encourage water conservation, while maintaining the price of water affordable for basic needs. The City's inverted rate structure provides the customer significant financial incentives to manage their water use by charging a lower rate per 1,000 gallons, for lower usage and a higher rate for higher usage.

Advanced Meter Infrastructure Water Meters

The City's Advance Meter Infrastructure system went live in 2012. Now with over 24,000 meters, the system is collecting data that enables staff to pinpoint the large water users and customize methods for water conservation. The data is utilized in several ways: Leak detection - Customers received personalized information that promotes reducing water leaks. Water Conservation - Large water consumers can be provided with personalized information in order to reduce water consumption by pinpointing high water use events.

Leak Detection Audits

The City of Clermont continually performs leak detection evaluations of its distribution system. This practice coupled with an aggressive meter inspection and replacement program, result in reduction of unaccounted for water and accurate billing and accountability. The leak detection program monitors customer usage and flags potential leaks to City staff. Staff utilize this data to contact and educate customers, as well as assisting in locating potential leaks.

Running Annual Water Budget

Running Annual Water Budgets (RAWBs) have been established through ordinance adoption (No. 2010-11-C, September 28, 2010) requiring that water customers of the City who receive water for landscape irrigation have a separate landscape irrigation meter and comply with the approved RAWB for their property. The RAWB is based on property size, pervious area, and an annual landscape irrigation application rate.

Customers who exceed the RAWB are contacted based on the significance of their water use. All leaks will be processed via the leak program efforts. RAWB letters are sent to customers who have been contacted and have not been responsive to the efforts to optimize use within the established RAWB. If necessary, subsequent action may be in the form of

another notice and could culminate in a fine. City staff will continue to work with the customers to reduce the amount of irrigation water in order to avoid any further action.

City Practices and Related Policies

As described above, the City has implemented a number of conservation practices. The City plans to maintain, and where possible, improve on these efforts.

For the 10-year period of this work plan, the City will continue to focus on the following conservation strategies:

- Require water reduction devices in new construction.
- Support landscape related water conservation requirements for most types of development.
- Require native vegetation to reduce potable water use.
- Incorporate advances in water conservation practices in building and land development codes.
- Continue the use of a concurrency management system to ensure adequate water supply is in place prior to issuing a building permit.
- Require the use of reclaimed water where available.
- Promote water conservation through website information and other community outreach efforts.
- Conduct landscape irrigation audits for high-volume users.
- Conduct customer requested water audits to help customers increase efficiency.
- Ensure accurate metering to ensure accountability of water use.
- Continue the use of running annual water budgets to ensure efficient use of water in irrigation.
- Maintain inverted block rates and increase over time, if necessary.
- Requiring the use of the lowest acceptable quality water source available.
- Maintain a goal of using 100% of the reclaimed waters produced.
- Maintain requirements for mandatory connection to the reclaimed water system where available.
- Implement the capital projects as listed in Figure 12 and that are shown in the Capital Improvements Element (CIE).
- Continue to expand the City's reclaimed water system to meet demands as capacity grows.
- Maintain an effective conservation program to reduce potable water demand.

In addition, the City's comprehensive plan contains other water conservation measures including the following:

- Reclaimed Water System Expansion (Policy CE 1.2.7, PWE 1.3.8)
- Building Code Water Conserving Devices (Policy CE 1.2.2)
- Drought Resistant Landscaping (Policy CE 1.2.3-1.2.5)
- Public Information (Policy CE 1.2.10, PWE 1.4.1-1.4.8)
- Landscaping and Irrigation Requirements (PWE 1.5.1-1.5.8, CE 1.8.2)

SJRWMD Coordination

In accordance with Section 163.3177(g)(h), Florida Statutes, the City ensures coordination of its comprehensive plan with SJRWMD's CFWI. Several comprehensive plan policies contain enabling language to ensure maintenance of the City's water supply facilities work plan in coordination with the CFWI. The policies are listed below:

- Intergovernmental Coordination (Policy ICE 1.3.3, 1.3.6, 1.3.9, PWE 1.1.7, 1.2.5, CE 1.2.5-6)

Capital Improvement Projects

The following improvements are scheduled and required to meet the projected level of service.

The City has completed the preliminary design phase of the project which includes equipping and connecting the two (2) new LFA wells at the Sunburst Lane WTP to the potable water system. The Sunburst Lane LFA well project is expected to be complete in 2023. Completion of this project will support Condition No. 21 of the CUP, which will increase the total maximum groundwater withdrawal allocation for the potable water system. Furthermore, after the new LFA wells are placed into service, the CUP will restrict withdrawals of several UFA supply wells limiting the operation of the wells to emergencies, maintenance, and testing.

In addition, the Sunburst Lane expansion project will include the addition of (1) 2.0 million gallon storage tank at the Sunburst Water Treatment Plant to support capacity thorough 2031. High Service pumps at the facility will also be upgraded to support peak hour demands.

The City is currently in the design phase of an expansion project to increase the wastewater treatment capacity to 6.5 MGD from 4.0 MGD. Construction of the expansion project is anticipated to be complete by the end of year 2024. This expansion will provide additional reclaimed water that will be relied upon to meet future demands.

Numerous water system repair, looping and replacement have been identified to meet future demands as well as improve current system hydraulics and reliability.

Details are provided in required improvements in **Table 9** below.

Table 9 Schedule of Water Supply Projects (2022 – 2031)			
Future Program	Purpose of Project	Funding Source	Total Project Cost
Utilities Master Plan Updates	Maintain a current master plan reflecting the needs for growth, maintenance, and expansion of the potable and reclaimed water systems	Water Fund	\$250,000
East Water System Looping	Looping of dead-end water mains to provide for enhanced levels of service and increased reliability of water supply	Water Fund	\$1,450,000
West Water System Improvements	Improve water quality and hydraulics for the City's West Water System	Water Fund	\$3,000,000
Non-traditional Water Supply	Sunburst WTP LFA Wells and GST	Water Fund / Loan	\$7,000,000
Greater Hills Ground Storage Tanks	Increase onsite storage to allow for increase peak demands and fire flows	Water Impact Fees	\$1,400,000
Reclaimed Water Storage and Pump Station	Provide additional storage for reclaimed water	Sewer Fund / Loan	\$7,000,000
Reclaimed Water System Expansion	Provide looping and reliability to system	Sewer Fund	\$2,000,000
Reclaimed Water System Looping	Looping of dead-end water mains to provide for reliability of reclaimed water supply	Sewer Fund	\$500,000
Water Reclamation Facility Expansion	Expansion provides for an additional 2.5 mgd of treatment capacity, bring total capacity to 6.5 mgd and nutrient removal treatment	Sewer Impact Fees	\$35,000,000

Potable Water Level of Service Standards (LOS)

The City's Potable Water Element policy identifies LOS standards according to historic water sales and water conservation standards being implemented.

The City's LOS projections were determined based on recent historical data. Demand is calculated for an average day, in million gallons per day (mgd). Reclaimed water and potable water are separated in the analysis. The proposed LOS standards are as follows:

Potable Water Level of Service (LOS) Gallons Per Capita Per Day	Reclaimed Water Level of Service (LOS) Gallons Per Capita Per Day
152	68

The City is implementing the following strategies to meet future water demands:

- Continue to expand the City's reclaimed water system to meet demands as capacity grows;
- Maintain an effective conservation program to reduce potable water demand.

The City's comprehensive plan Potable Water Element contains level of service enabling language including the following:

- Maintaining Level of Service (Policy PWE 1.1.1-1.1.8, 1.2.1, 1.3.7)

Water Supply Strategies

The City of Clermont has identified three major strategies for meeting water demand with sufficient water supply. The first is to treat and reclaim wastewater for use in landscape irrigation. The second is to encourage conservation measures to reduce demand on the water supply. The third is to explore a collaborative effort through the South Lake Regional Technical Advisory Committee (SLRTAC), which includes the Cities of Clermont, Groveland, and Minneola, in addition to, Utilities Inc. of Florida (UIF). This initiative will include lowering existing wells to the Lower Floridan Aquifer and exploring system interconnects for water wheeling opportunities, reliability, and regional planning.

Alternative Water Supply Strategies

The Upper Floridan Aquifer (UFA) is currently the main potable water supply in the City of Clermont. The Lower Floridan Aquifer typically contains lower quality or brackish water and does not meet potable water quality standards because of its high mineral content.

This nontraditional ground water is consistent with the South Lake County Distributed Wellfield project included in the CFWI Regional Water Supply Plan.

In accordance with the 2020 CFWI Regional Water Supply Plan Project number 42, The City Completed construction of the two LFA wells, Sunburst LFA North and Sunburst LFA South. The wells are anticipated to produce a combined 4.4 mgd. In addition, the wells will provide information on the geology and hydrogeology of the LFA in south Lake County and have the potential to develop a source of groundwater for public supply uses. Design for equipping of the wells, buildings and associated improvements is in progress with construction to be completed in 2023.

The City is exploring regional supplemental alternative water supply projects including discussions with the City of Orlando and Orange County (Water Conserv II Partners) concerning the bulk purchase of reclaimed water from the Conserv II project. Conserv II has a reclaimed water transmission main within one mile of the City limits. Any reclaimed water flows gained through partnerships with other entities, will reduce the City's reliance on groundwater to augment the reclaimed water system and allow for additional reclaimed water flows to be sent to the King's Ridge and other PAR ready developments. Staff concludes that the City is proposing to use the lowest acceptable water quality sources for consumptive use in their service area.

Policy PWE 1.1.7 contains proposed enabling language related to these Lower Florida Aquifer as an alternative groundwater source.

Comprehensive Plan Amendments

Given the plan's findings and focus on regional cooperation and conservation, certain policies and figures are proposed to be amended to address CFWI coordination, and update conservation and reuse efforts. The proposed amendments will address Potable Water, Wastewater, Reclaimed Water, Conservation, Intergovernmental Coordination and the Stormwater and Aquifer Elements.

Conclusion

The City of Clermont will continue to expand the availability of reclaimed water as production grows; maintain a strong conservation program to reduce potable water demand; and partner with the water management district(s) and local utilities to explore the potential for alternative water supplies.

The Work Plan data and analysis demonstrates that water supply sources and infrastructure are adequate to serve the water supply needs of the City for the 10-year planning period.



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/14/2021
Order Number:	6398483
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	85.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/18/2021 - 02/07/2022	Govt Public Notices
LEE dailycommercial.com	2	10/18/2021 - 02/07/2022	Govt Public Notices

Total Order Confirmation

\$258.20

Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-004

The City of Clermont will hold public hearings regarding the proposed ordinance on Tuesday, November 2, 2021 at 6:30 PM before the Planning and Zoning Commission and before the City Council on Tuesday, December 14, 2021 at 6:30 PM for a transmittal reading and on Tuesday, February 22, 2022 at 6:30 PM for a final adoption hearing to consider proposed changes to the City's adopted comprehensive plan.

ORDINANCE #2022-004:

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 GOALS, OBJECTIVES AND POLICIES OF THE POTABLE WATER ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The public hearing will be held at Clermont City Hall, inside the first floor City Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711 and are open to public comment. Please call (352) 241-7305 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 through 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

6398483
October 18, 2021 &
February 07, 2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 2, 2021		
Agenda Item Name		
Ordinance No. 2022-005 <i>Intergovernmental Coordination Element</i>		
Requested Action		
Staff recommends approval and transmittal of the proposed Intergovernmental Coordination Element to the State Reviewing Agencies.		
Staff Report		
This Comprehensive Plan Text Amendment is a staff initiated amendment to update the Intergovernmental Coordination Element of the City's Comprehensive Plan. Mr. James Kinzler, with Kinz Consulting, LLC, has prepared the following element with City staff's assistance. The Intergovernmental Coordination Element is being updated to reflect the changes from the Potable Water Element that revises language from St. Johns River Water Management District (SJRWMD) district water supply plan to regional water supply plan. The specific change is reflected under Policy 1.3.9. on page XII-2 of the redlined Element. Staff recommends approval and transmittal of the proposed Intergovernmental Coordination Element to the State Reviewing Agencies. Once comments are received, an adoption hearing will be scheduled in early 2022 to finalize the amended element.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-005 Intergovernmental Coordination (10.25.2021 V1) - RFBL	Ord 2022-005 Intergovernmental Coordination (10.25.2021 V1) - RFBL.pdf	
2. Intergovernmental Coordination ICE Attachment A Element REDLINED	Intergovernmental Coordination ICE Attachment A Element REDLINED.pdf	
3. Intergovernmental Coordination ICE Attachment A Element CLEAN	Intergovernmental Coordination ICE Attachment A Element CLEAN.pdf	
4. 2022-005 ICE legal ad	2022-005 ICE legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-005

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 GOALS, OBJECTIVES AND POLICIES OF THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION 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 Intergovernmental Coordination Element is hereby amended as shown in Exhibit A.



CITY OF CLERMONT
ORDINANCE NO. 2022-005

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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 4: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 5: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-005

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of February, 2022.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

EXHIBIT A



CITY OF CLERMONT

COMPREHENSIVE PLAN

CHAPTER XII

INTERGOVERNMENTAL COORDINATION ELEMENT

Adopted June 23, 2009
Amended: February 22, 2022

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CHAPTER XII
INTERGOVERNMENTAL COORDINATION

GOAL 1: To establish viable mechanisms among the pertinent governmental, public and private entities to ensure awareness and coordination of all development activities, and to provide effective and efficient utilization of all available resources to ultimately enhance the quality of life for present and future populations.

Objective 1.1: Coordinate Comprehensive Plan. The City of Clermont shall coordinate comprehensive planning activities with Lake County, the cities of Minneola and Groveland, the Town of Montverde and the East Central Florida Regional Planning Council (ECFRPC).

Policy 1.1.1: When considering comprehensive plan amendments the City shall review the Lake County, Minneola, Montverde and Groveland comprehensive plans, as applicable.

Policy 1.1.2: The City shall review and compare municipal and Lake County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives and policies.

Policy 1.1.3: The City shall participate in the ECFRPC's Strategic Regional Policy Plan review and update process as mandated by state statute.

Objective 1.2: Impacts of Development. The City shall ensure that the impacts of development proposed in the City's comprehensive plan are coordinated with adjacent municipalities, Lake County, the Lake County School Board, the ECFRPC's Strategic Regional Policy Plan, the Lake-Sumter Metropolitan Planning Organization (MPO), and the state.

Policy 1.2.1: The City shall notify Lake County and adjacent municipalities as part of the development review process when impacts of a development may impact those jurisdictions.

Policy 1.2.2: The City shall coordinate with the ECFRPC and other applicable governmental agencies when developments requiring Chapter 380, Florida Statutes review are within the City's jurisdiction.

Policy 1.2.3: The City shall coordinate transportation planning activities with the Florida Department of Transportation (FDOT), ECFRPC, Lake-Sumter MPO, Lake County and the adjacent municipalities to protect and preserve necessary future rights-of-way.

Policy 1.2.4: The City shall coordinate planning activities with the FDOT, the Florida Department of Agriculture, the ECFRPC, the Lake-Sumter MPO and Lake County to establish mechanisms for delineation and adoption of corridor roadway systems in and around the City of Clermont.

Objective 1.3: Coordinate Level of Service (LOS) Standards. The City shall implement formal and informal process, memorandums of agreement and coordination mechanisms that establish appropriate level of service standards, consistency and compatibility between the City's adopted comprehensive plan and the mandated plans and legislated activities of federal, state and regional governments or agencies empowered with jurisdictional and quasi-jurisdictional authority and/or service facility provision and maintenance responsibility.

Policy 1.3.1: The City shall coordinate with the Lake-Sumter MPO, Lake County and the FDOT to establish concurrency management mechanisms that will provide consistent LOS standards to be maintained on major roadways in and around the City of Clermont.

Policy 1.3.2: The City will coordinate adopted solid waste LOS standards with Lake County.

Policy 1.3.3: The City shall coordinate with St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), Federal Emergency Management Agency (FEMA) and other appropriate state and federal agencies that have jurisdictional authority or responsibility in the City to ensure water quality, stormwater drainage and flood control measures are addressed consistent with impacts of development.

Policy 1.3.4: The City in conjunction with Lake County, SJRWMD, FDEP and other affected federal, state and local entities shall designate respective personnel to investigate and formulate planning strategies for potential placement and implementation of regional wastewater treatment facilities.

Policy 1.3.5: The City shall coordinate necessary activities with the plans, programs and administered legislative actions of FDEP and Lake County to implement proper operation, storage and disposal of both solid and hazardous waste.

Policy 1.3.6: The City shall coordinate appropriate activities with the FDEP, SJRWMD (including consistency with the District's ERP and CUP rules), Lake County Water Authority and Lake County to effectively manage the preservation and protection of surface and ground water quality and quantity, and aquifer recharge areas.

Policy 1.3.7: The City shall ensure that natural resources occurring in, or affecting more than one governmental jurisdiction, are effectively managed to preserve, protect, and enhance natural systems, wildlife, fisheries and habitat. This includes ensuring its stormwater management, aquifer recharge and reuse water policies and projects are consistent with the goals of the SJRWMD Lake Apopka Surface Water Improvement and Management (SWIM) Plan and the Upper Ocklawaha River Basin SWIM Plan to protect or enhance water quality and natural systems.

Policy 1.3.8: The City shall coordinate with existing resource protection plans of other government agencies and entities including the FDEP, SJRWMD, Lake County and the Lake County Water Authority, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas and open space.

Policy 1.3.9: The City shall participate in the development of updates to the SJRWMD's regional water supply Plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the City.

Objective 1.4: Conflict Resolution. The City will provide for informal or formal conflict resolution mechanisms when necessary to deal with issues of intergovernmental coordination.

Policy 1.4.1: The City shall utilize the informal mediation process provided by the ECFRPC for resolving conflicts with other local governments when applicable.

Policy 1.4.2: The City shall provide for joint meetings of the City Council and the Lake County Board of County Commissioners to resolve issues relating to intergovernmental coordination.

Objective 1.5: Coordinate Growth Management Issues. The City shall coordinate growth management issues transcending jurisdictional areas through cooperative communications with Lake County and neighboring municipalities at the staff and elected official levels by presenting the City of Clermont's

concerns through documented transmittals, scheduled meetings, attendance at Lake County and adjacent cities' public hearings, joint ad hoc technical coordination committees, execution of interlocal agreements if applicable and, where relevant, less formal communications within one year of the adoption of this element.

Policy 1.5.1: The City shall coordinate growth management activities with Lake County to pursue appropriate, compatible land management for areas adjacent to the City, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between City, county and the adjacent cities' growth management efforts.

Policy 1.5.2: The City shall engage in mutual discussion with Lake County, the Town of Montverde, and the cities of Minneola and Groveland to establish an annexation policy to direct an orderly and timely process of annexing unincorporated lands adjacent to the City.

Policy 1.5.3: The City shall develop mutually agreeable land use designations for unincorporated areas within the confines of any service area or delineated annexation zone. The emphasis shall be on compatibility with both the City and adjacent governments' comprehensive plan future land use elements.

Policy 1.5.4: The City shall focus commercial development along state roads to commercial nodes in the incorporated areas where there are central services, and shall designate lands in unincorporated areas adjacent to municipalities to lower residential densities, and less intensive land uses than permitted in the City or designated service areas.

Policy 1.5.5: The City shall amend the existing interlocal agreement for the presently designated Joint Planning Area to adequately address mutual issues, logistics, responsibilities for managing future growth and legal requirements necessary to validate any such agreement. The City shall participate with Lake County to amend the current interlocal agreement, as needed, to address the following issues:

- Expansion of the county's technical review committee to include representatives from the City of Clermont on issues concerning any development of land or land use action within any agreed upon Joint Planning Area;
- Determination of land use authority for land within any agreed-upon Joint Planning Area; and
- Identification of applicable level of service criteria for any agreed-upon Joint Planning Area.

Policy 1.6.1: The City shall solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historic Resources, the Florida Department of Community Affairs (DCA), Farmers Home Administration, HUD, Florida Department of Children & Families, Lake County Housing Authority and South Lake Chamber of Commerce to assist in program funding, identification of structures and areas to be preserved for historical purposes, and identification of potential areas to be recommended for future community revitalization type actions.

Policy 1.6.2: The City shall continue both formal and informal communication with appropriate state and regional agencies, such as the DCA and the ECFRPC, to sustain availability of information on specific programs, projects, and legislation pertinent to local governments and to

provide technical assistance for potential grants and Development of Regional Impact (DRI) reviews.

Policy 1.6.3: The City shall continue to coordinate with officials of the Lake County School Board to ensure provision and availability of necessary infrastructure and utilities consistent with location and construction of new educational facilities and/or improvements to existing facilities.

Policy 1.6.4: The City shall engage in efforts with Lake County and the Lake County School Board for procurement, operation and maintenance of parks and recreation facilities.

Policy 1.6.5: The City shall continue to cooperate with state agencies in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities.

Policy 1.6.6: The City shall continue to cooperate with state agencies as well as with nonprofit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

Objective 1.7: School Coordination. The City of Clermont will coordinate with the Lake County School Board with regard to school siting criteria, collocation of facilities and planning coordination within one year of the adoption of this element.

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CITY OF CLERMONT

COMPREHENSIVE PLAN

CHAPTER XII
INTERGOVERNMENTAL COORDINATION ELEMENT

Adopted June 23, 2009
Amended: February 22, 2022

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CHAPTER XII INTERGOVERNMENTAL COORDINATION

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Policy 1.2.2: The City shall coordinate with the ECFRPC and other applicable governmental agencies when developments requiring Chapter 380, Florida Statutes review are within the City's jurisdiction.

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The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/11/2021
Order Number:	6401021
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	86.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/18/2021 - 02/07/2022	Govt Public Notices
LEE dailycommercial.com	2	10/18/2021 - 02/07/2022	Govt Public Notices

Total Order Confirmation

\$261.12

Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-005

The City of Clermont will hold public hearings regarding the proposed ordinance on Tuesday, November 2, 2021 at 6:30 PM before the Planning and Zoning Commission and before the City Council on Tuesday, December 14, 2021 at 6:30 PM for a transmittal hearing, and on Tuesday, February 22, 2022 at 6:30 PM for a final adoption hearing to consider proposed changes to the City's adopted comprehensive plan.

ORDINANCE #2022-005:

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 GOALS, OBJECTIVES AND POLICIES OF THE INTERGOVERNMENTAL COORDINATION ELEMENT OF THE COMPREHENSIVE PLAN; 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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The public hearing will be held at Clermont City Hall, inside the first floor City Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711 and are open to public comment. Please call (352) 241-7305 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 through 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

6401021
October 18, 2021 &
February 07, 2022