CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, January 4, 2022

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Item No 1 - Selection of Chair & Vice-Chair

MINUTES

Approval of the December 7, 2021 Planning and Zoning Commission minutes.

REPORTS

NEW BUSINESS

Item 2 - Ordinance No. 2021-032 - Table to February 1, 2022
Stillwell Clermont Rezoning

Item 3 - Resolution 2021-057R *Pinecrest Charter School Conditional Use Permit*	Consider a request for a Conditional Use Permit to allow a charter school for grades 6th thru 12th with up to 650 students to be located on the existing Lake Sumter College Campus.
Item 4 - Resolution No. 2022-001R *Tidal Wave Carwash Conditional Use Permit*	Consider the request for a Conditional Use Permit to allow for an automotive carwash facility on vacant property located on the southwest corner of State Road 50 and Miss Florida Avenue.

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
December 7, 2021

The meeting of the Planning & Zoning Commission was called to order on Tuesday, December 7, 2021 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Vincent Niemiec, David Colby, Joe Gustafson, Jane McAllister and Chuck Seaver. Lavonte Rogers was not present. Also present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the November 2, 2021 minutes of the Planning & Zoning Commission made by Commissioner McAllister. Motion was seconded by Commissioner Niemiec. Passed unanimously.

Action:

MOTION TO TABLE Resolution No. 2021-057R to the January 4, 2022 was made by Commissioner McAllister. Motion seconded by Commissioner Gustafson. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Seaver asked what FDOT was doing along Highway 50 in the older part of town.

Planning Manager Curt Henschel stated that they were doing sod replacement and maintenance.

NEW BUSINESS

Item #1: Resolution No. 2021-056R – Enterprise Car Rentals & Sales Conditional Use Permit

The applicant is requesting a Conditional Use Permit (CUP) to allow for vehicle storage; display, rental and sales services for vacant parcels located at 1700 South Grand Highway and Hooks Street. The current zoning is "M-1" Industrial and the Future Land Use is Commercial. The Land Development Code, Section 122-264; requires a Conditional Use Permit for the proposed use of vehicle sales and rental services. The applicant is proposing the development of an 8,315 combine total square feet multi-office space to allow for vehicle rental, sales and other required support services for operation of the business. No major vehicle repair services shall be allowed at this location. The Land Development Code, for "M-1" Industrial zoning allows office use, but requires a Conditional Use Permit (CUP) for any type of automotive sales and services.

The applicant has submitted a conceptual site plan of the layout for the access points, parking, and buildings for the development. The project design is proposing one access point on South Grand Highway; a driveway permit will be required for this access point. The developer has also submitted a Traffic Impact Analysis Report dated 9/24/2021, and submitted per Lake-County MPO guidelines, has determined the project as designed is considered deminimus development and the existing roadway network has sufficient capacity to service the development. The

proposed project will utilize City water and sewer services, which also has capacity to service the project.

The proposed development shall be required to comply with the Land Development Regulations and all provisions of the codes. The proposed project will also be required to provide additional landscaping and plant materials to provide an opaque buffer to help minimize the impact and visibility of the vehicles displayed along Hooks Street and South Grand Highway**.**
Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use.

Staff recommends approval of Resolution No. 2021-056R.

Tara Tedrow, 215 N. Eola Dr., Orlando, attorney with Lowndes, Drosdick, Doster, Kantor & Reed, is representing the applicant. Ms. Tedrow did a presentation. She stated that 40% of the property will not be developed and there will be no road access to Hooks Street.

Lois Schofield, 15029 Green Valley Blvd., asked if the landscaping will include natural vegetation. She stated that she was here to speak up about the over development.

Planning manager Curt Henschel stated that the code requires that landscaping onsite and most of the species that are listed on the requirement list are native species.

Commission Seaver stated that this is a nice project. He asked why the access to Hooks Street was removed.

Ms. Tedrow stated that the access was not needed so they voluntarily removed it.

Commission Seaver asked if there is any road improvements to Hooks and S. Grand Highway scheduled.

Mr. Henschel stated that there are no plans in the near future.

Commissioner Seaver stated that the traffic is bad at that intersection.

Mr. Henschel stated that the county is doing a study for the intersection and planning for improvements.

Commissioner McAllister asked if the applicant chooses to development the portion they intend to leave vacant, would they need to come back before the Commission.

Mr. Henschel stated that they would need to come back for approval.

Commissioner Colby stated he was also concerned about the traffic at the Hooks and S. Grand Highway intersection.

Commissioner Niemiec asked about sale inventory.

Ms. Tedrow stated that about 6% of the inventory will be sales. She stated that most of the revenue will be primarily rentals.

Commissioner Niemiec asked what the maximum inventory for the property.

Bob Ziegenfuss with Z Development stated they have room for up to 100 cars on the lot and about 10 to 15 parking spaces for customers.

Commissioner Niemiec asked about the lighting onsite.

Mr. Ziegenfuss stated the lighting would meet the code requirements.

Commissioner Niemiec asked about outside sound system.

Ms. Tedrow stated they would not have any outdoor speakers.

Commissioner Niemiec asked about the stormwater.

Mr. Ziegenfuss stated there is a stormwater offsite and they will need to get the stormwater to the stormwater site.

Chairman Krzyminski asked about repairs.

Mr. Ziegenfuss stated that repairs are done offsite, they would only wash the vehicles onsite.

Chairman Krzyminski asked if there will be a left turn onto Grand Highway.

Mr. Ziegenfuss stated that there are preexisting curb cuts. He stated that the south entrance will allow full access with left turn, but the northern access will not.

Marvin Sealy, 13204 Silver Strand Falls Drive, Orlando, stated that they have smart step down lighting at this location.

Action:

> **MOTION TO APPROVE** Resolution No. 2021-056R with the amendment of the hours of operation and removing the Hooks Street access, was made by Commissioner Gustafson. Motion seconded by Commissioner Colby. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:04 P.M.

_____
Max Krzyminski, Chairman

ATTEST:

_____
Rae Chidlow, Planning Coordinator

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 (S) 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 0F SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTTNG 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 0F 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 DISTANE 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

Daily Commercial
October 18, 2021 and November 29, 2021

LF-26851868

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, January 4, 2022
Agenda Item Name
Resolution 2021-057R *Pinecrest Charter School Conditional Use Permit*
Requested Action
Recommend approval of Resolution 2021-57R.
Staff Report

The applicant is requesting a Conditional Use Permit amendment to Resolution 1010 to allow the construction and operation of a charter school on the existing Lake Sumter College Campus. The current zoning is Planned Unit Development and the Future Land Use is Public Facility/Institutional. The charter school, Pinecrest, is looking to use a portion of the main campus site for a 6th through 12th grade school. The property is currently used for the Lake Sumter College Campus and the Cooper Memorial County Library. The original CUP was granted in 1998 for a College Campus and related facilities. Staff has reviewed the CUP and backup material, and the proposed 6th-12th grade charter school was not included in the original CUP or ever considered for this site. City staff directed the applicant to apply for a conditional use permit amendment to include this use and to evaluate the impacts this use would have on the existing facility and surrounding area, especially the traffic impacts.

The first phase in 2022 will include the construction of a new three story building consisting of approximately 36,000 square feet that will serve 650 students. The first phase will use the existing access point from Oakley Seaver and students will be dropped off and picked up through the existing parking lot that serves the college campus and the county library. No busing is being proposed at any time and all students will be transported via private vehicles. Since this is a 6th-12th grade facility, staggered operation times are being proposed. The operating times for 9th-12th grade will be from 7:20 to 2:20 and 6th-8th grade from 8:30 to 3:30. An analysis has been performed to show how the vehicles will que through the existing parking lot with a minor parking lot redesign. This is shown in the exhibited titled “Year One/Traffic Operations Plan.” The applicant is proposing to double stack the vehicles once they have entered the parking lot off of the access drive, west of the existing library. The queue length is indicated to be 2,440 feet, which would accommodate approximate 98 vehicles.

The applicant has performed a traffic impact analysis, queueing analysis and parking analysis for phase one only. The analysis only evaluated the impact of adding 650 students and corresponding staff to the existing campus. The study did not look at any access from Legends Way, in which the applicant will be required to do prior to the construction of this access point in phase two.

Phase two, in 2023, will consist of several internal roadway improvements to provide access from Legends Way. This phase includes the upgrading of the existing access point serving the five ballfields adjacent to Legends Way, which would connect to the charter school building, and a new access point on Legends Way. Upon completion of this phase, the Oakley Seaver access point would be discontinued and the queuing of vehicles will occur from these areas. This phase would also include the construction of additional parking spaces and a parking lot that would primarily serve the charter school. No additional students would be generated during this phase. Prior to this phase, a detailed traffic impact analysis will be performed to evaluate the impacts on Legends Way and the surrounding intersections. Any transportation improvements identified during this study will be a requirement upon the Charter School.

The applicant has indicated the intent for future phases and an increase in student enrollment. However, this will be presented and evaluated at a future date and will need City Council approval. A traffic impact analysis will be a requirement prior to any new student enrollment or transportation changes.

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use may be consistent with the existing and previous development patterns and character of the surrounding areas. The charter school sharing the Lake Sumter College Campus could be an enhancement to the overall educational opportunity at the current location.

The proposed uses will not be detrimental to the health, safety and general welfare of the community. Staff is apprehensive about the operational function of transporting students to and from the charter school within the existing roadway network and internal queueing. The existing college campus and county library transportation network and parking were designed in a way that did not take in consideration the daily use of student drop off and pick up from a charter school. However, the Charter School and the College have entered into an agreement with this being considered and this area will only be used during Year One. The submitted queueing analysis indicates stacking for 98 vehicles within the existing drive lanes and parking lot that is used primarily for the library. Staff is concerned when special events are held on the college campus or library, such as early voting. Again, this would only be an inconvenience in Year One. The Charter School has also agreed to make safety improvements at the trail crossing and Oakley Seaver Drive with inclusion of islands within the trail connection. With the addition of the Legends Way access points, a new drive isle constructed for vehicle queueing and stacking would be made available and Oakley Seaver access would be discontinued.

The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the Public Facility/Institutional land use. The proposed project will be required to comply with all Land Development Regulations for development of the site. The City's traffic consultant has reviewed the transportation studies and believes the conditions contained in the CUP are adequate. Staff recommends approval of Resolution No. 2021-057R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2021-057R - Pinecrest Charter CUP (12.22.2021 V1) - - RFBL	2021-057R - Pinecrest Charter CUP (12.22.2021 V1) - RFBL.pdf
2.	Pinecrest LSSC Maps	Pinecrest LSSC Maps.pdf
3.	Pinecrest Lakes Academy at LSSC LOI Year ONE and TWO	Pinecrest Lakes Academy at LSSC LOI Year ONE and TWO.pdf
4.	Pinecrest Academy at LSSC Year ONE Site Plan	Pinecrest Academy at LSSC Year ONE Site Plan.pdf
5.	Pinecrest Academy at LSSC Year TWO Site Plan	Pinecrest Academy at LSSC Year TWO Site Plan.pdf
6.	Pinecrest LSSC - Staff Report	Pinecrest LSSC - Staff Report.pdf
7.	TIA Summary for PZ CC	TIA Summary for PZ CC.pdf
8.	Kittelson Response Email	Kittelson Response Email.pdf
9.	CUP App_LSSC Pinecrest Expansion_10.29.21	CUP App_LSSC Pinecrest Expansion_10.29.21.pdf
10.	Legal ad	Legal ad.pdf

CITY OF CLERMONT

RESOLUTION NO. 2021-057R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO AMEND RESOLUTION NO. 1010 TO ALLOW THE CONSTRUCTION AND OPERATION OF A 6TH THROUGH 12TH GRADE CHARTER SCHOOL ON THE COLLEGE CAMPUS (LAKE SUMTER STATE COLLEGE), 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 January 4, 2022 recommended **BLANK** of this Conditional Use Permit amendment to allow the construction and operation of a 6th through 12th grade Charter School on the College Campus (Lake Sumter State College), at the following location:

LOCATION:
Lake Sumter State College
1250 North Hancock Road
(Alternate Key: 3777502, 3777498, 3777505,
3777506, 3784773, 3784776, 3777499, 3777500, 3808649)

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

WHEREAS, the applicant has applied for a Conditional Use Permit amendment to allow a 6th through 12th grade charter school on the subject parcel that is part of the Lake Sumter State College Campus, Planned Unit Development Master Plan (Resolution No. 1010);

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:

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, other than College Campus expansions, 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 within two (2) years of the date of issuance of this Conditional Use Permit in the construction of the 6th grade through 12th grade charter school. "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 construction and operation of a 6th through 12th grade charter school on the existing Lake Sumter State College Campus. The College Campus and related facilities may continue to operate exclusive of whether the charter school is constructed or not.

2. The charter school shall only be allowed the construction and operation of the Phase 1 Main Classroom Building to serve up to 650 students in phase one. An amendment to this Conditional Use Permit shall be requested prior to increasing enrollment or the addition of new buildings for the charter school. Any amendment shall include public hearings before the City's Planning and Zoning Commission and the City Council and an updated traffic impact study, based upon the requirements of the Lake Sumter MPO Traffic Impact Study Methodology and Guidelines, dated 2021, or as amended. The written methodology shall be submitted, reviewed and approved by the City's traffic consultant prior to the initiation of the study to confirm the correct methodology and assumptions. The TIA shall include the necessary intersections and provide recommendations of any off-site improvements due to this connection. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.

3. The charter school shall only be permitted to access the campus via Oakley Seaver Drive (as shown in the Year One/Traffic Operations Plan) for the 2022-2023 school year. The applicant shall post signage along Oakley Seaver Drive indicating "No Stopping or Standing" at the direction of the City and shall be responsible for the full cost of this signage.

4. The existing trail crossing at the Oakley Seaver Drive access point shall be upgraded to a "Case IV Major Side Street Crossing Near Intersection" by August 1, 2022. Coordination of this upgrade shall be conducted through the City and Lake County Department of Public Works. This upgrade shall be at the full expense to the Charter School.

5. The charter school must construct access from Legends Way prior to the 2023-2024 school year, as shown on the Year Two/Traffic Operations Plan, Exhibit B. Prior to approval of the site plan for this access, the charter school must update the Traffic Impact Study to include an operational analysis of Legends Way, including the intersections of Legends Way with Skytop View Way, the school driveway, and North Hancock Road. Any necessary off-site improvements identified as part of the updated analysis shall be completed prior to utilizing the connections from Legends Way. No access shall be allowed from Oakley Seaver Drive once the Legends Way access point is constructed, except for emergency services.

6. A detailed traffic/queue management plan with proposed backup plans to avoid off-site stacking or queueing shall be submitted and reviewed prior to using Oakley Seaver Drive and Legends Way. These plans may be modified upon review by the City and applicant due to evidence of stacking off-site or other off-site traffic issues. The plan shall be submitted by June 1st of each year of Year One/Traffic Operations Plan and Year Two/Traffic Operations Plan. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.

7. The City may request from the Charter School additional updates to the detailed traffic management plan if queueing, stacking and off-site traffic movement is impeded. Off-site improvements, such as turn lanes, additional signage and traffic improvements may be required to mitigate the off-site impacts and will be at the full cost to the Charter School. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.

8. 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.

9. If the Charter School campus requires a school resource officer or crossing guard, this requirement and expense will be at the full cost to the Charter School.

10. If student busing is added to the transportation network, this shall be reviewed and approved by the City prior to starting this service. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.

11. 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.

12. No outside speaker systems shall be permitted.

13. 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.

DONE AND RESOLVED by the Mayor and the City Council of the City of Clermont, Lake County, Florida, this 11th day of January, 2022.

CITY OF CLERMONT

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

_____
Daniel F. Mantzaris, City Attorney

EXHIBIT A:

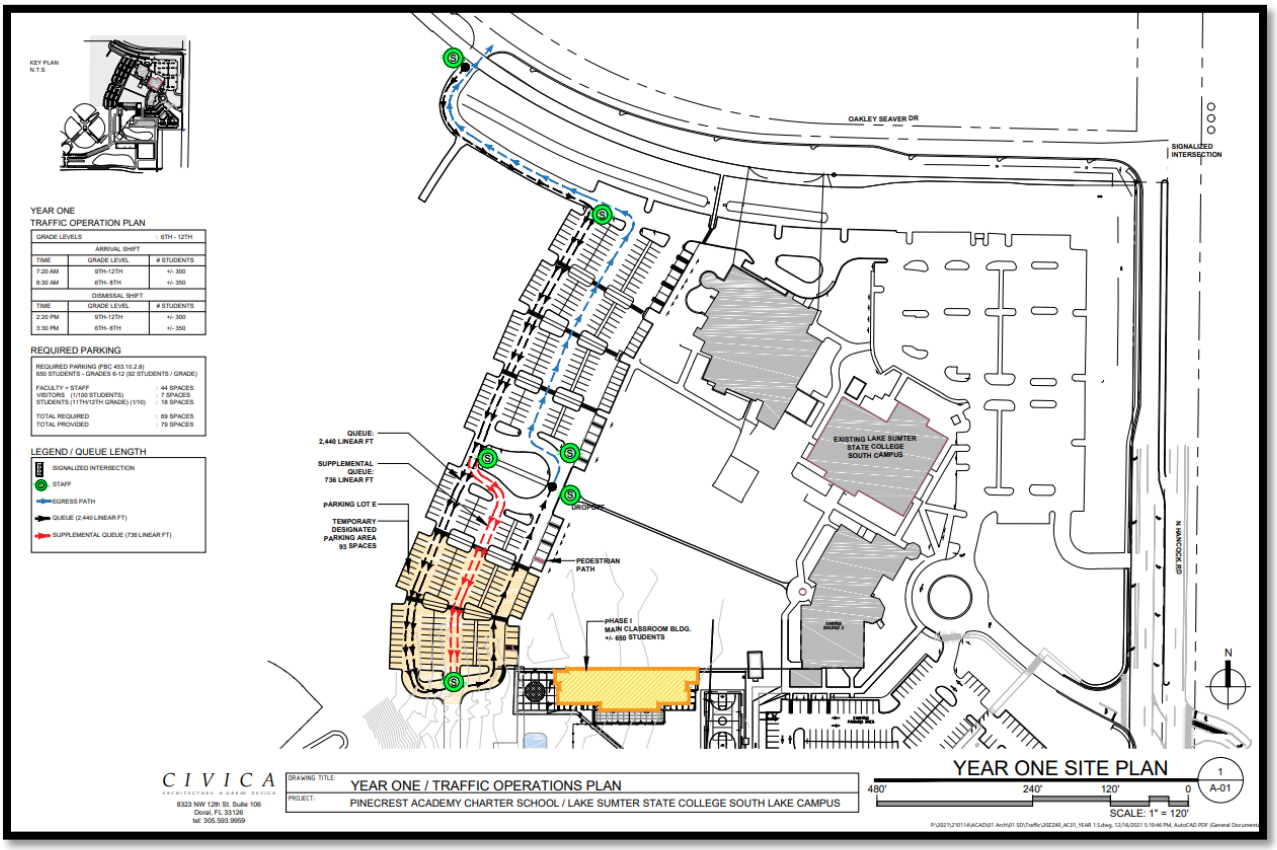

KEY PLAN
N.T.S.
YEAR ONE
TRAFFIC OPERATION PLAN
GRADE LEVELS : 6TH - 12TH
ARRIVAL SHIFT
TIME | GRADE LEVEL | # STUDENTS
7:20 AM | 9TH-12TH | +/- 300
8:30 AM | 6TH- 8TH | +/- 350
DISMISSAL SHIFT
TIME | GRADE LEVEL | # STUDENTS
2:20 PM | 9TH-12TH | +/- 300
3:30 PM | 6TH- 8TH | +/- 350
REQUIRED PARKING
REQUIRED PARKING (FBC 453.10.2.8)
650 STUDENTS - GRADES 6-12 (52 STUDENTS / GRADE)
FACULTY + STAFF : 44 SPACES
VISITORS (1/100 STUDENTS) : 7 SPACES
STUDENTS (11TH/12TH GRADE) (1/10) : 18 SPACES
TOTAL REQUIRED : 69 SPACES
TOTAL PROVIDED : 79 SPACES
LEGEND / QUEUE LENGTH
SIGNALIZED INTERSECTION
STAFF
EGRESS PATH
QUEUE (2,440 LINEAR FT)
SUPPLEMENTAL QUEUE (736 LINEAR FT)
OAKLEY SEAVER DR
SIGNALIZED INTERSECTION
QUEUE: 2,440 LINEAR FT
SUPPLEMENTAL QUEUE: 736 LINEAR FT
PARKING LOT E
TEMPORARY DESIGNATED PARKING AREA 93 SPACES
DROP OFF
PEDESTRIAN PATH
PHASE I MAIN CLASSROOM BLDG. +/- 650 STUDENTS
EXISTING LAKE SUMTER STATE COLLEGE SOUTH CAMPUS
N HANCOCK BP
N
CIVICA
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
DRAWING TITLE: YEAR ONE / TRAFFIC OPERATIONS PLAN
PROJECT: PINECREST ACADEMY CHARTER SCHOOL / LAKE SUMTER STATE COLLEGE SOUTH LAKE CAMPUS
YEAR ONE SITE PLAN
480' 240' 120' 0
SCALE: 1" = 120'
1
A-01

EXHIBIT B:

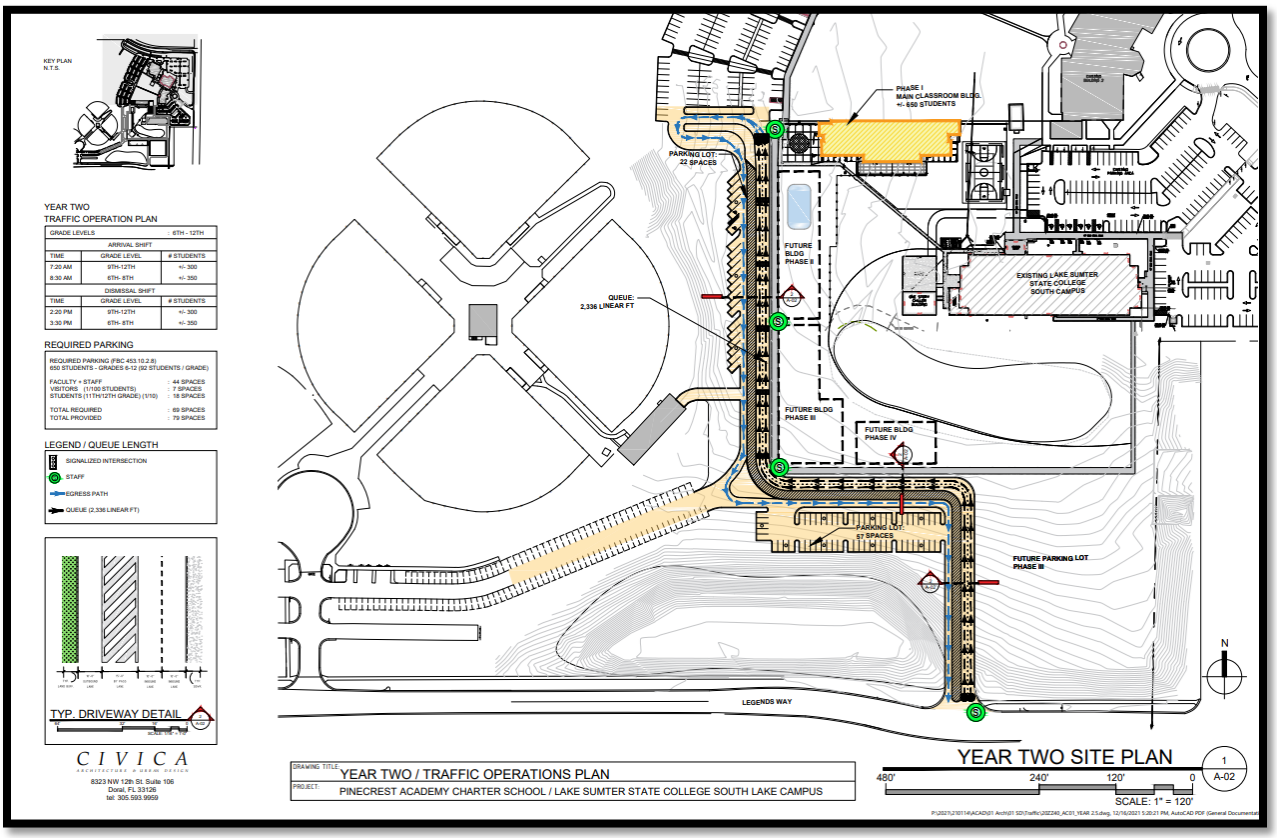
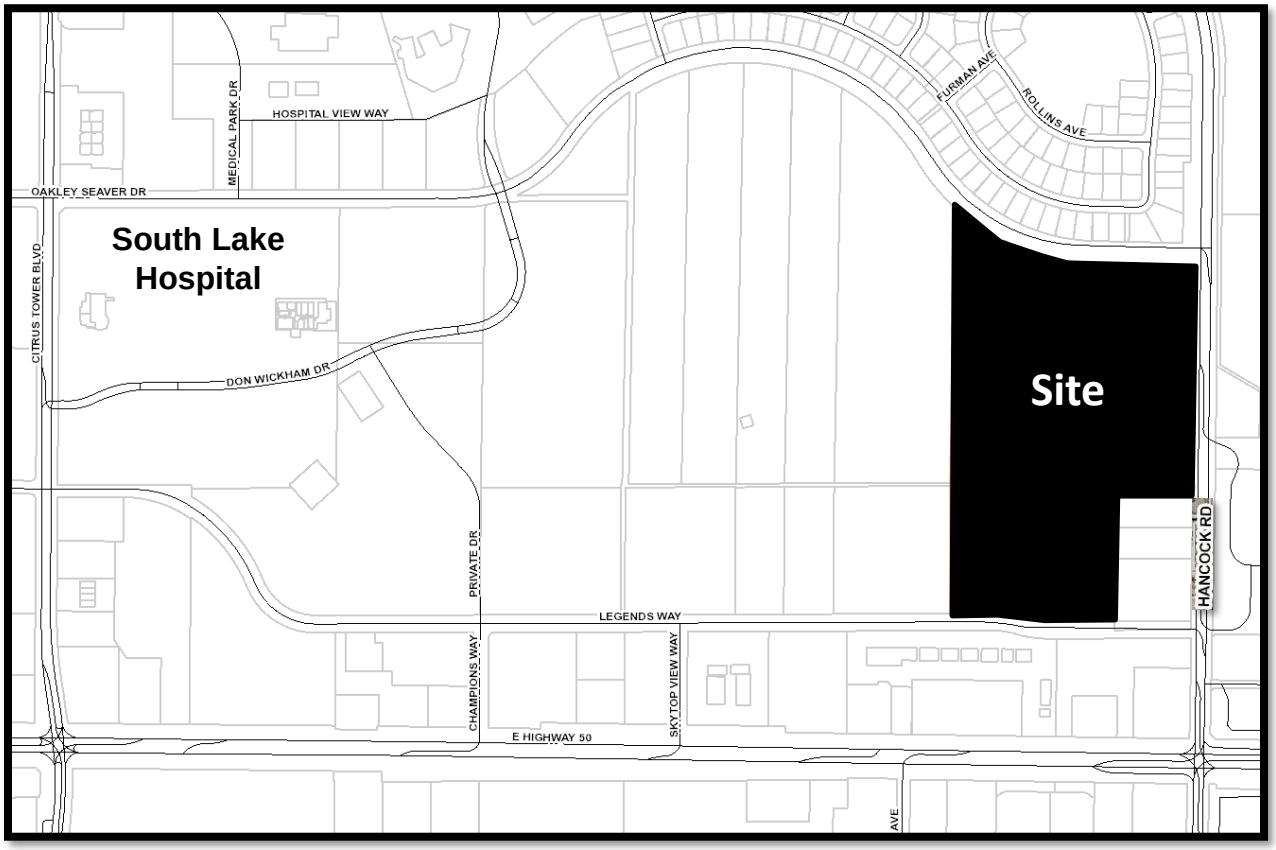

KEY PLAN
N.T.S.
YEAR TWO
TRAFFIC OPERATION PLAN
GRADE LEVELS 6TH - 12TH
ARRIVAL SHIFT
TIME | GRADE LEVEL | # STUDENTS
7:20 AM | 9TH-12TH | +/- 300
8:30 AM | 6TH- 8TH | +/- 350
DISMISSAL SHIFT
TIME | GRADE LEVEL | # STUDENTS
2:20 PM | 9TH-12TH | +/- 300
3:30 PM | 6TH- 8TH | +/- 350
REQUIRED PARKING
REQUIRED PARKING (FBC 453.10.2.8)
650 STUDENTS - GRADES 6-12 (92 STUDENTS / GRADE)
FACILITY + STAFF : 44 SPACES
VISITORS (1/100 STUDENTS) : 7 SPACES
STUDENTS (11TH/12TH GRADE) (1/10) : 18 SPACES
TOTAL REQUIRED : 69 SPACES
TOTAL PROVIDED : 79 SPACES
LEGEND / QUEUE LENGTH
SIGNALIZED INTERSECTION
STAFF
EGRESS PATH
QUEUE (2,336 LINEAR FT)
TYP. DRIVEWAY DETAIL
CIVICA
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
PHASE I
MAIN CLASSROOM BLDG.
+/- 650 STUDENTS
PARKING LOT:
22 SPACES
QUEUE:
2,336 LINEAR FT
FUTURE
BLDG
PHASE II
EXISTING LAKE SUMTER
STATE COLLEGE
SOUTH CAMPUS
FUTURE BLDG
PHASE III
FUTURE BLDG
PHASE IV
PARKING LOT:
57 SPACES
FUTURE PARKING LOT
PHASE III
LEGENDS WAY
N
DRAWING TITLE: YEAR TWO / TRAFFIC OPERATIONS PLAN
PROJECT: PINECREST ACADEMY CHARTER SCHOOL / LAKE SUMTER STATE COLLEGE SOUTH LAKE CAMPUS
YEAR TWO SITE PLAN
1
A-02
480' 240' 120' 0
SCALE: 1" = 120'

Exhibit - Location Map – Pinecrest LSSC



C I V I C A

12/17/21

Mr John E. Kruse
Planning Manager
City of Clermont
City Hall
685 W. Montrose St.
Clermont, FL 34711

Re: Pinecrest Lakes Middle / High School at Lake Sumter State College South Lake Campus Conditional Use Permit Application

Dear Mr Kruse:

On behalf of Pinecrest Academy and Lake Sumter State College, thank you for your consideration of the submitted Conditional Use Permit application. We hope that this supplementary information helps further clarify the programmatic, technical, and qualitative aspects of the proposed project.

Introduction

The Pinecrest Lakes Middle / High School Academy (PLMH) project at Lake Sumter State College's South Lake Campus (LSSC) in Clermont, FL brings together the mutual interests of both educational institutions as a public-private partnership to expand the education pipeline, particularly in STEM-focused careers, with a unique K-16 model. This project helps foster the academic growth of middle and high school students in a college prep environment while sharing in the dynamic environment of college life.

PLMH is a tuition-free, public charter school that is part of the growing family of high-performing Pinecrest Academy schools in Central Florida, and Lake County in particular, that includes locations in nearby Minneola, Tavares, Avalon Park, Wesley Chapel, Melbourne, and the City of Orlando.

PLMH's college preparatory academic curriculum is ideally suited for preparing students for the rigors of college. Further, the charter school's setting within the LSSC campus also offers Pinecrest's students the unique opportunity to continue their academic careers as part of the LSSC collegiate family.

This unique partnership creates an opportunity for students to have an immersive secondary education experience that focuses on postsecondary and career success.

PLMH students, who already benefit from a college and career focused education environment, will also have the opportunity to earn college credit through dual enrollment at Lake Sumter State College. These students will graduate high school prepared for college and a career with vital communications and critical thinking skills as well as real-world training and experiences that LSSC will provide through the partnership.

Campus Vision

PLMH's vision for the growth of its program at LSSC is supported by a master plan designed to evolve over the course of several academic years / phases. The plan contemplates the construction of several buildings to be located immediately south of existing LSSC Parking Lot E, and adjacent to the Science-Health Partnership Building.

The assemblage of the PLMH buildings is designed to reinforce, supplement, and enhance Lake Sumter State College's overall master plan. All future academic buildings will be seamlessly incorporated into the broader campus, resulting in a "village-like" arrangement of buildings, spaces, and landscaped areas. The intent is to help further the creation of an architecturally seamless campus that serves both academic institutions.

Synergy Creates Widespread Benefits

This project provides opportunities to expand and grow the benefits of a STEM-focused education pipeline in Lake County and particularly the Clermont/South Lake County area. The goal with this partnership is to expand opportunities for students to receive a robust STEM-focused education in K-12 that offers a seamless pipeline to enrollment and degree completion at Lake-Sumter State College. Many LSSC graduates then enter our local and regional workforce highly prepared for a wide array of career opportunities.

<u>Benefits for LSSC</u>

- High concentration of students will attend LSSC after high school graduation through dedicated and seamless enrollment pipelines between PLMH and LSSC
- Allows for increased postsecondary enrollment at LSSC South Lake campus
- Increased campus enrollment also allows for creation of new programs to meet local workforce needs
- Shared after-hours facilities provide room for new or expanded programs
- Infrastructure improvements allow for an improved campus vehicular and pedestrian traffic flow on campus

Benefits for City of Clermont & Community

- Partnership will create a "Train Here, Stay Here" mentality in students, reducing student loss to other regions in the state
- Residents have enrollment access to a high-performing, tuition-free, public charter school
- Project demonstrates a strong postsecondary commitment to workforce training/preparation as an incentive for economic development
- Parking and access improvements to the Legends Way Ballfield Complex improves the event hosting opportunities for the facility that leads to increased local hotel and retail revenue
- Provides an additional youth component near the National Training Center in the rapidly expanding Hancock Rd. corridor
- PLMH instructional facilities available for city use, as needed outside of charter school hours
- PLMH parking infrastructure (approx. 235 spaces) available to city, as needed outside of charter school hours

Pinecrest Lakes Middle / High School, Lake-Sumter State College, the City of Clermont, and South Lake County will benefit from the academic and civic advantages of this unique and forward-thinking partnership that will have a positive impact on the community for years to come. This project is a great example of the spirit of cooperation, the strength of a shared and common vision, and the devotion to the mutual objectives of each institution and the greater community.

Once again, thank you for your consideration of this application and we look forward to your feedback and, hopefully, a favorable recommendation for approval.

Sincerely,

Rolando Llanes, AIA
President
CIVICA Architecture

Enclosures:

- ***Year ONE Site Plan / ATTACHED***
- ***Year TWO Site Plan /ATTACHED***

PHASING STRATEGY

YEAR ONE / 2022-2023 (SEE ATTACHED SITE PLAN)

- 650 students **(maximum)**
- Grades 6 thru 11.
- 44 full-time school staff
- Parking (per FBC State Requirements for Educational Facilities)
    - Staff – 44 spaces
    - Visitors – 7 spaces (6 required)
    - Student Drivers – 18 spaces (9 required)
    - **REQ'D - 69 SPACES**
    - **PRV'D - 69 SPACES**

- **NOTE:**
    - TEMPORARY Parking and queuing infrastructure for PLMH's initial year of operation will be as depicted in the attached YEAR ONE / TRAFFIC OPERATIONS PLAN (TOP).

    - TEMPORARY access to the parking and queueing depicted in the TOP will be from Oakley Seaver Dr, a strategy supported by the traffic analysis submitted by Traffic Planning and Design, Inc (TPD).

    - Upon approval of this application and the issuance of a building permit for the Phase I Classroom Building, PLMH will proceed to develop permit plans for the construction of the charter school's PERMANENT ingress and egress access from Legends Way.

    - The Legends Way access scope of work will also include PLA's queuing driveways, and permanent parking for the requirements of each phase of the charter school's growth.

C I V I C A

YEAR TWO / 2023-2024 (SEE ATTACHED SITE PLAN)

- 650 students (**maximum**)
- Grades 6 thru 12.
- 44 full-time school staff
- Parking (per FBC State Requirements for Educational Facilities)
    - Staff – 44 spaces
    - Visitors – 7 spaces
    - Student Drivers – 18 spaces
    - **REQ'D - 69 SPACES**
    - **PROV'D - 79 SPACES (10 Surplus)**

- **NOTE:**
    - It is PLMH's intent to have the PERMANENT ingress / egress access point from Legends Way in-place prior to the beginning of the 2023-2024 School Year (If not sooner).

    - All ingress and egress and all parking areas dedicated for charter school use will be exclusively accessed from Legends Way.

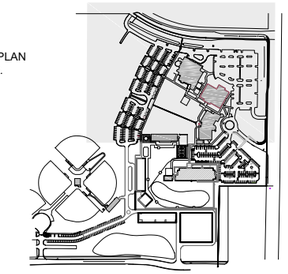
    - Wayfinding signage and PLMH staff will be employed throughout the arrival and dismissal times to ensure adherence to the traffic flow depicted in the TOP.

    - See YEAR TWO / TRAFFIC OPERATIONS PLAN diagram for details and length of vehicular queue.

    - Access to the PLMH's parking areas will be made available to LSSC after hours, weekends, holidays, and any other times that do not coincide with the function of the charter school.

    - This commitment assumes that there are no issues during the permitting process that may impact the project schedule.

KEY PLAN
N.T.S.



YEAR ONE
TRAFFIC OPERATION PLAN

GRADE LEVELS		: 6TH - 12TH
ARRIVAL SHIFT		
TIME	GRADE LEVEL	# STUDENTS
7:20 AM	9TH-12TH	+/- 300
8:30 AM	6TH- 8TH	+/- 350
DISMISSAL SHIFT		
TIME	GRADE LEVEL	# STUDENTS
2:20 PM	9TH-12TH	+/- 300
3:30 PM	6TH- 8TH	+/- 350

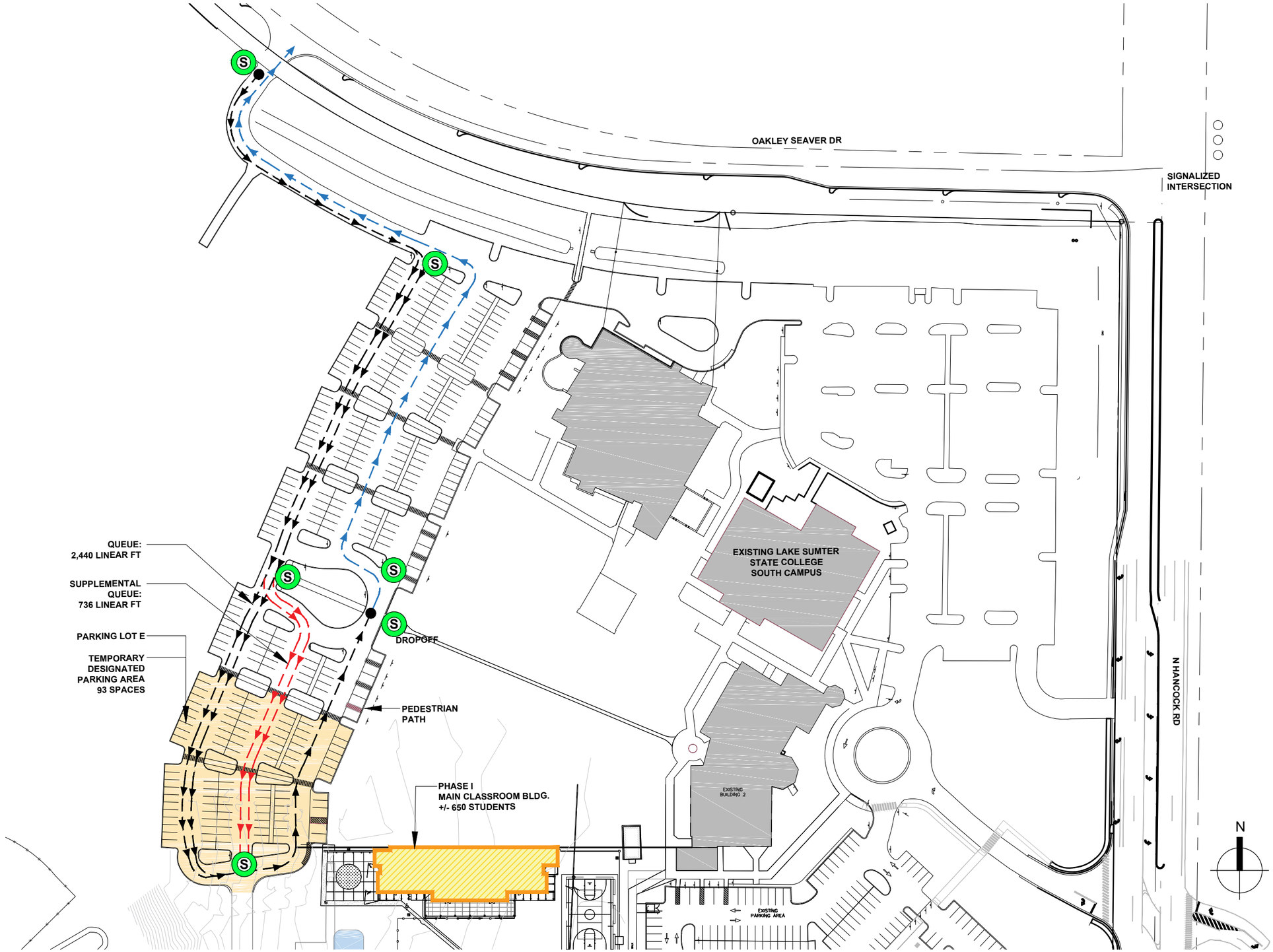
REQUIRED PARKING

REQUIRED PARKING (FBC 453.10.2.8)
650 STUDENTS - GRADES 6-12 (92 STUDENTS / GRADE)

FACULTY + STAFF	: 44 SPACES
VISITORS (1/100 STUDENTS)	: 7 SPACES
STUDENTS (11TH/12TH GRADE) (1/10)	: 18 SPACES
TOTAL REQUIRED	: 69 SPACES
TOTAL PROVIDED	: 79 SPACES

LEGEND / QUEUE LENGTH

- SIGNALIZED INTERSECTION
- STAFF
- EGRESS PATH
- QUEUE (2,440 LINEAR FT)
- SUPPLEMENTAL QUEUE (736 LINEAR FT)



YEAR ONE SITE PLAN

480' 240' 120' 0

SCALE: 1" = 120'

1
A-01

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959

DRAWING TITLE: YEAR ONE / TRAFFIC OPERATIONS PLAN

PROJECT: PINECREST ACADEMY CHARTER SCHOOL / LAKE SUMTER STATE COLLEGE SOUTH LAKE CAMPUS

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KEY PLAN
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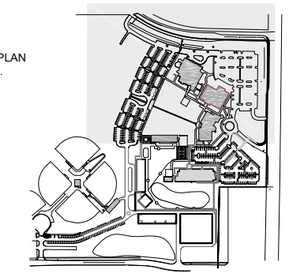

YEAR TWO
TRAFFIC OPERATION PLAN

GRADE LEVELS		: 6TH - 12TH
ARRIVAL SHIFT		
TIME	GRADE LEVEL	# STUDENTS
7:20 AM	9TH-12TH	+/- 300
8:30 AM	6TH- 8TH	+/- 350
DISMISSAL SHIFT		
TIME	GRADE LEVEL	# STUDENTS
2:20 PM	9TH-12TH	+/- 300
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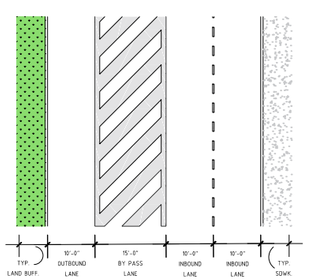
TOTAL PROVIDED	: 79 SPACES

LEGEND / QUEUE LENGTH

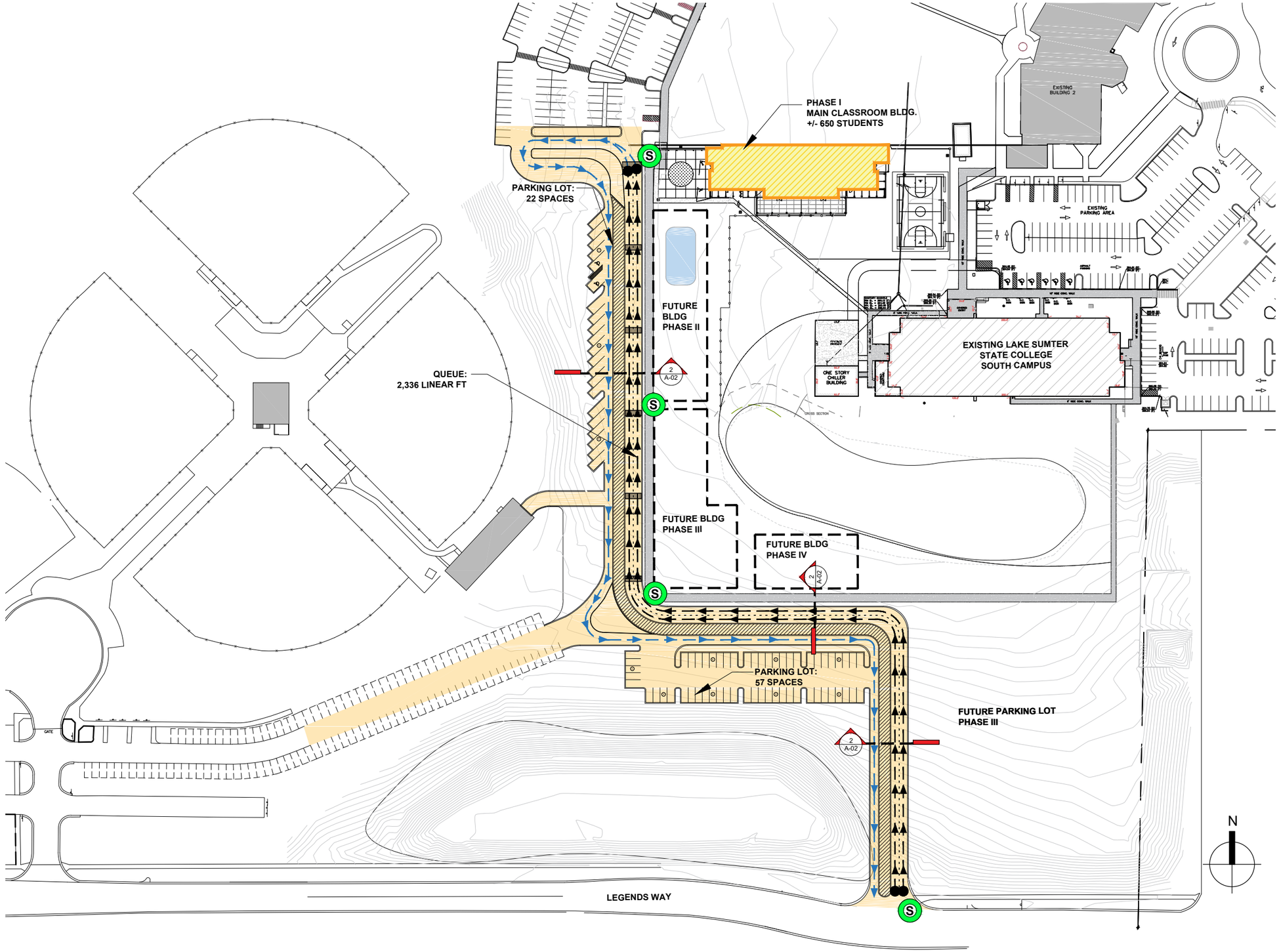
- SIGNALIZED INTERSECTION
- STAFF
- EGRESS PATH
- QUEUE (2,336 LINEAR FT)



TYP. DRIVEWAY DETAIL

2 A-02

64' 32' 16' 0
SCALE: 1/16" = 1'-0"



C I V I C A
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959

DRAWING TITLE: YEAR TWO / TRAFFIC OPERATIONS PLAN
PROJECT: PINECREST ACADEMY CHARTER SCHOOL / LAKE SUMTER STATE COLLEGE SOUTH LAKE CAMPUS

YEAR TWO SITE PLAN

1 A-02

480' 240' 120' 0
SCALE: 1" = 120'

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CITY OF CLERMONT
Staff Analysis Report

OWNER: District Board of Trustees of Lake-Sumter Community College

APPLICANT: Charles C.Hiott with Halff Associates, Inc.

PROJECT NAME: Lake Sumter State College Pinecrest Expansion

REQUESTED ACTION: A Conditional Use Permit (CUP) amendment to allow a 6th-12th grade charter school consisting up to 650 students in phase one on the existing Lake Sumter College Campus

SIZE OF PARCEL: 38 acres +/-

LOCATION: 1250 North Hancock Road

EXISTING ZONING: Planned Unit Development

EXISTING LAND USE: College campus with the inclusion of a County Library

FUTURE LAND USE CATEGORY: Public Facility/Institutional

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit amendment to Resolution 1010 to allow the construction and operation of a charter school on the existing Lake Sumter College Campus. The current zoning is Planned Unit Development and the Future Land Use is Public Facility/Institutional. The charter school, Pinecrest, is looking to use a portion of the main campus site for a 6th through 12th grade school. The property is currently used for the Lake Sumter College Campus and the Cooper Memorial County Library. The original CUP was granted in 1998 for a College Campus and related facilities. Staff has reviewed the CUP and backup material, but no mention of a 6th-12th grade charter school was ever considered for this site. City staff directed the applicant to apply for a conditional use permit amendment to include this use and to evaluate the

impacts this use would have on the existing facility and surrounding area, especially the traffic impacts.

The first phase in 2022 will include the construction of a new three story building consisting of approximately 36,000 square feet that will serve 650 students. The first phase will use the existing access point from Oakley Seaver and students will be dropped off and picked up through the existing parking lot that serves the college campus and the county library. No busing is being proposed at any time and all students will be transported via private vehicles. Since this is a 6th-12th grade facility, staggered operation times are being proposed. The operating times for 9th-12th grade will be from 7:20 to 2:20 and 6th-8th grade from 8:30 to 3:30. An analysis has been performed to show how the vehicles will que through the existing parking lot with a minor parking lot redesign. This is shown in the exhibited titled "Year One/Traffic Operations Plan." The applicant is proposing to double stack the vehicles once they have entered the parking lot off of the access drive, west of the existing library. The queue length is indicated to be 2,440 feet, which would accommodate approximate 98 vehicles.

The applicant has performed a traffic impact analysis, queueing analysis and parking analysis for phase one only. The analysis only evaluated the impact of adding 650 students and corresponding staff to the existing campus. The study did not look at any access from Legends Way, in which the applicant will be required to do prior to the construction of this access point in phase two.

Phase two, in 2023, will consist of several internal roadway improvements to provide access from Legends Way. This phase includes the upgrading of the existing access point serving the five ballfields adjacent to Legends Way, which would connect to the charter school building, and a new access point on Legends Way. Upon completion of this phase, the Oakley Seaver access point would be discontinued and the queuing of vehicles will occur from these areas. This phase would also include the construction of additional parking spaces and a parking lot that would primarily serve the charter school. No additional students would be generated during this phase. Prior to this phase, a detailed traffic impact analysis will be performed to evaluate the impacts on Legends Way and the surrounding intersections. Any transportation improvements identified during this study will be a requirement upon the Charter School.

The applicant has indicated the desire for future phases and an increase in student enrollment. However, this will be presented and evaluated at a future date and will need City Council approval. A traffic impact analysis will be a requirement prior to any new student enrollment or transportation changes.

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 may be consistent with the existing and previous development patterns and character of the surrounding areas. The charter school sharing the Lake Sumter College Campus could be an enhancement to the overall educational opportunity at the current location. Not being familiar with how a 6th-12th grade charter school can fully function on an existing college campus that includes a county library, staff is unsure.

The proposed uses will not be detrimental to the health, safety and general welfare of the community. Staff is apprehensive about the operational function of transporting students to and from the charter school within the existing roadway network and internal queueing. The existing college campus and county library transportation network and parking were designed in a way that did not take in consideration the daily use of student drop off and pick up from a charter school. However, the Charter School and the College have entered into an agreement with this being considered and this area will only be used during Year One. The submitted queueing analysis indicates stacking for 98 vehicles within the existing drive lanes and parking lot that is used primarily for the library. Staff is concerned when special events are held on the college campus or library, such as early voting. Again, this would only be an inconvenience in Year One. The Charter School has also agreed to make safety improvements at the trail crossing and Oakley Seaver Drive with inclusion of islands within the trail connection. With the addition of the Legends Way access points, a true drive isle constructed for vehicle queueing and stacking would be made available and Oakley Seaver access would be discontinued.

The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the Public Facility/Institutional land use. The proposed project will be required to comply with all Land Development Regulations for development of the site.

Staff recommends approval of Resolution No. 2021-057R.

ACCESS, QUEUEING AND PARKING ANALYSIS
LAKE SUMTER PINECREST CHARTER SCHOOL

Introduction

A Pinecrest Charter School is proposed to be located within the campus of the Lake Sumter State College, South Lake Campus in the City of Clermont, Florida. This school is proposed to consist of a middle school and a high school with the following student enrollment:

- Middle School - 350 Students
- High School - 300 Students

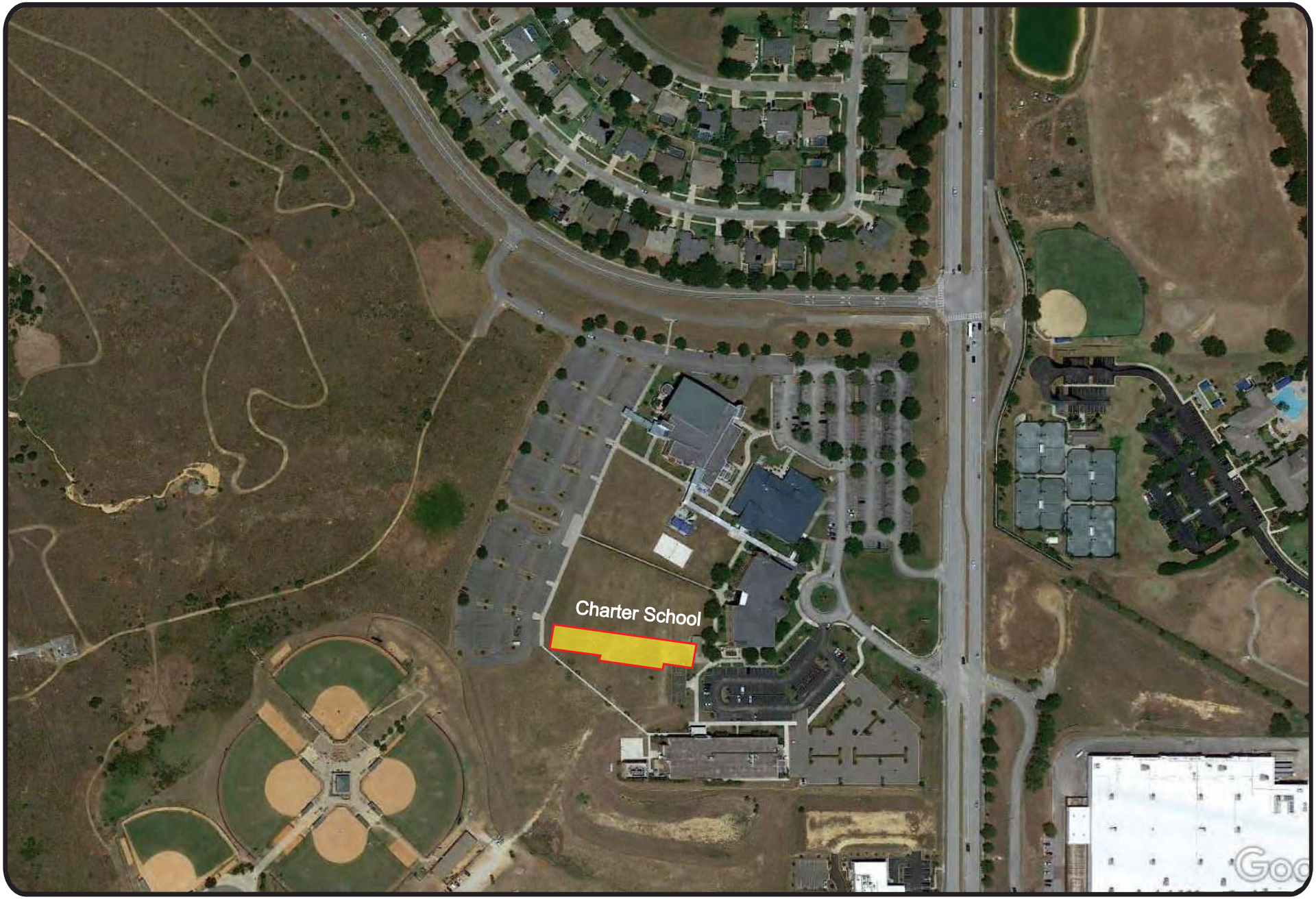
Total - 650 Students

Pinecrest already has 166 9th and 10th grade students and 12 staff members embedded within the college which will be absorbed by the new school. **Figure 1** shows the location of the new charter school building within the college campus. This building would constitute the Phase 1 of the proposed school and will be accessed via the existing access on Oakley Seaver Drive. In the subsequent phases of development, this charter school will be accessed via access driveways/connections from Legends Way with additional parking provided to meet the needs of the school.

The start times of each school will be staggered by approximately one hour. The high school hours will be from 7:20 A.M. to 2:20 P.M. and the middle school hours from 8:30 A.M. to 3:30 P.M. The Charter School is anticipated to be opened and operational in 2022. Within two years thereafter, the Phase 2 expansion of the proposed school will occur on the south side of South Lake Campus with additional parking and access provided exclusively via Legends Way.

TPD # 5568

Revised December 2021



Lake Sumter Pinecrest Charter School
Project № 5568
Figure 1

School Site Location

N
NTS

Trip Generation

The trip generation of the proposed school was calculated with the use of trip generation rates from the 11th Edition of the ITE Trip Generation Manual. This Edition does not have trip generation rates for charter middle and charter high schools. Therefore, trip generation rates were obtained from private school categories. Although public schools, charter schools are privately managed schools and do not provide school buses. Therefore, their trip generation characteristics are similar to those of private schools. The trip generation calculation is summarized in **Table 1** and the ITE trip generation sheets are included in **Appendix A**. As shown in the table, the school is estimated to generate 2,090 daily trips, of which 552 will occur in the A.M. highway peak hour and 330 in the P.M. generator peak hour.

Table 1
Trip Generation Calculation Summary

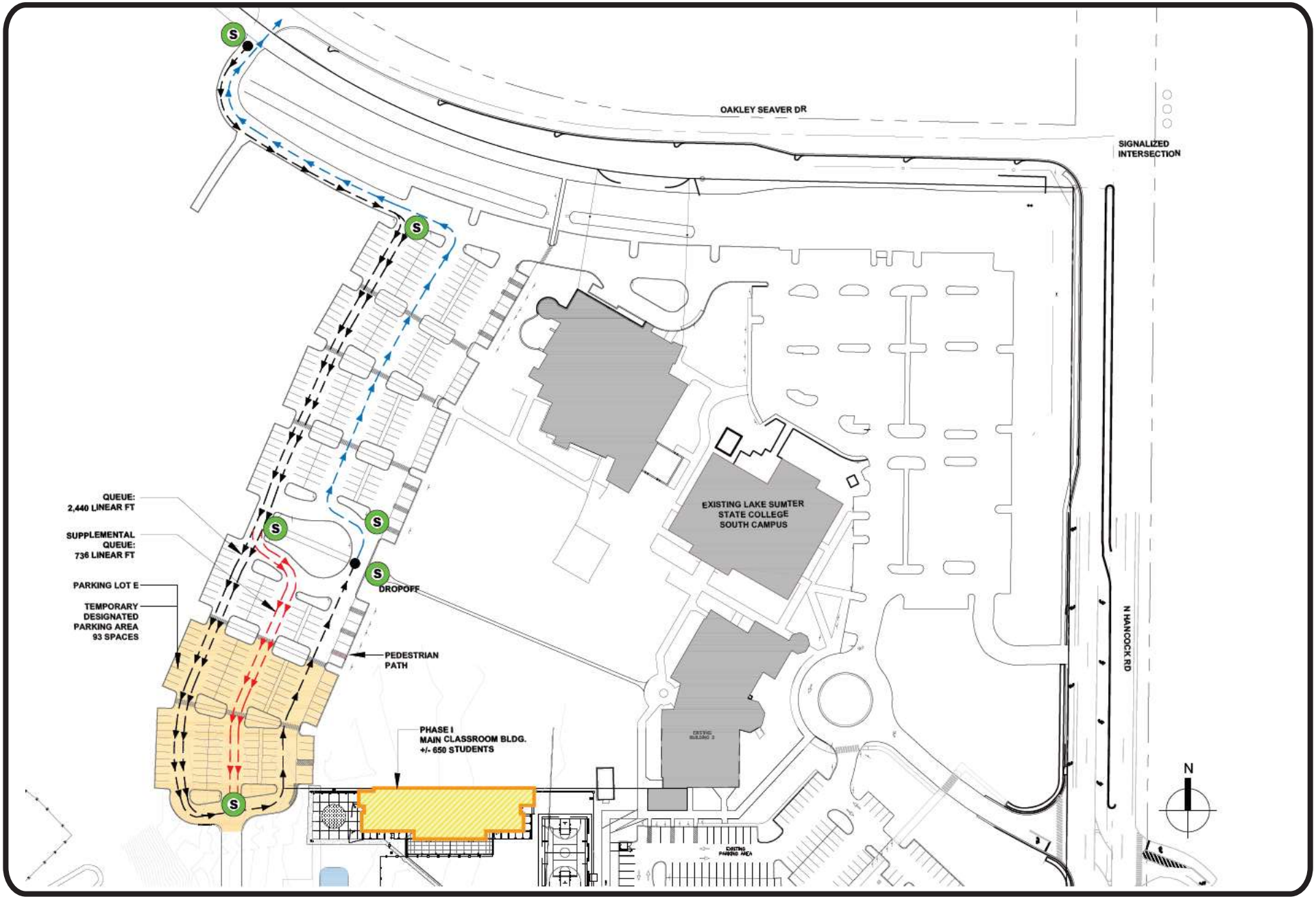
ITE Code	Land Use	Size (students)	Daily		A.M. Peak Hour				P.M. Peak Hour*			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
530	Middle School	350	4.11**	1,439	1.01	198	156	354	0.60	99	111	210
534	High School	300***	2.17	351	0.66	117	81	198	0.40	47	73	120
			Total Trips	**2,090**	**---**	**315**	**237**	**552**	**---**	**146**	**184**	**330**

** Peak Hour of Generator.*
*** Based upon one (1) study, not an adequate sample. Provided for informational purposes.*
**** Includes 166 Students currently embedded within the College*

In order to analyze the most intense queueing scenario, the middle school drop-off with the most students and highest A.M. peak hour generation will be used in the analysis.

Access Operations Plan

Figure 2 depicts the proposed Traffic Operations Plan for the phase 1 of the Pinecrest Charter School at the South Lake Campus of the Lake Sumter State College. Parents/guardians will be directed to enter the school site from Oakley Seaver Drive and queue internally to reach the drop-off/pick-up area. After drop-off and pick-up, parents/guardians will continue towards Oakley Seaver Drive to exit the site. The plan also shows staff members at different locations to provide any needed assistance with the internal circulation. The Traffic Operations Plan provides approximately 2,440 linear feet of internal vehicle queue storage, in addition to 736 feet of supplemental queue. This would accommodate 98-127 vehicles at any time assuming 25 feet of storage for each vehicle.



Lake Sumter Pinecrest Charter School
Project № 5568
Figure 2

Phase 1 Traffic Operations Plan

N
NTS

Queue Analysis

An analysis was conducted in order to ensure that the school site, which is proposed to have a capacity for 650 students (dismissed over two shifts) for the first two years, can accommodate parent vehicles during drop-off/pick-up times. This analysis was conducted using the Little's Law which states that the average queue length equals the average arrival rate times the average wait time, as per the following equation:

Average Queue Length = Average Arrival Rate per minute x Average drop-off/pick-up time

The average arrival rate per minute was calculated assuming that the total entering traffic (one vehicles per student) in the P.M. peak period arrives in a 30-minute window. An average drop-off /pick-up time of 8 minutes was utilized in the equation based on data collected at the Pinecrest Academy Charter School in Tavares. This data included a survey of vehicles utilizing the queue for drop-off in the morning and pick-up in the afternoon. This data, summarized in **Appendix B**, showed that the average time the cars spent in the queue was 4 minutes during the morning drop-off time and 8 minutes during the afternoon pick-up time. The critical pick-up average time was used in the above equation. The data used yielded the following calculation for average queue length required to accommodate the proposed traffic:

Average Queue Length = 350 students/30 minutes x 8 minutes
= 93 vehicles
= 2,325 linear feet (assuming 25 ft per vehicle)

Therefore, based on this formula, a minimum length of 2,325 feet is recommended to be provided to accommodate the traffic queues for 350 students.

Additionally, the City reviewer provided data for vehicles currently queueing at the existing Lake Sumter College site which currently accommodates 166 students. The queues were measured over two different days and ranged from 32 to 37 vehicles (approximately 20% of total enrollment) with a maximum queueing distance of 1,000 feet.

Based on this data, the following calculations were estimated to project the queue lengths for the proposed number of students:

- Utilizing maximum observed queue lengths (linear feet):
  166 students require 1,000 ft stacking, therefore, 350 students will require 2,110 ft

- Utilizing maximum observed queue vehicles:
  166 students require stacking for 37 vehicles, therefore, 350 students will require stacking for 78 vehicles (1,950 ft assuming 25 ft per vehicle)

As shown, the results of this projection yield shorter queue lengths than what was estimated utilizing the Little Law's formula.

For the first year of operation, the proposed school will have a maximum enrollment of 650 students to be dismissed over two shifts (maximum 350 students per shift) and will be accessed via the existing driveway on Oakley Seaver Drive and will provide queueing inside the existing parking lot. The vehicles will enter the site driveway in one lane, and then double stack inside the parking lot, and will then merge back into one lane for the drop-off/pick-up area. The total length provided for vehicles stacking based on this configuration is 2,440 feet. Additionally, the site plan can provide additional 736 feet if needed, as shown in the provided plans included in Figure 2.

For the second year of operation, the school enrollment will remain the same and the site will utilize an access driveway through Legends Way. The vehicles will be guided to double stack inside the driveways providing a total stacking distance of 2,336 feet. The total queuing distance in linear feet required to accommodate the proposed number of students, along with the distance provided for year 1 and year 2, are summarized in **Table 2.** As shown in the table, the provided queue lengths are sufficient to accommodate the queue lengths expected at the proposed school.

Table 2: Required and Provided Queue Lengths

	Year 1	Year 2
Required Queue Length (ft)	2,325	2,325
Provided Queue Length (ft)	2,440 (+736 supplemental queue)	2,336 (+ supplemental queue if needed)

To further facilitate efficient operations, it is recommended that the drop-off and pick-up plan for the proposed school be communicated to the parents and students ahead of time and that striping, pavement markings and traffic cones be used where appropriate to give guidance to vehicles accessing and navigating the site.

The City expressed concern about the dismissal time with parents/guardians arriving early and parking/queueing on-site creating unnecessary queues and backups. The Pinecrest Charter School administration is aware that parents/guardians may arrive at the school ahead of dismissal time. Therefore, the arrival times are controlled by the school through communication and monitoring. When a guardian/parent arrives on time for pick-up, the teacher is immediately informed to send the student to the pick-up area. If the guardian/parent arrives early, he or she is sent back and not allowed to park or queue on-site waiting for dismissal time. The school has an off-duty police officer at the entry way and several school observers are stationed throughout the parking area monitoring the goings and comings of the guardians/parents. The dismissal activities at Pinecrest Charter Schools are monitored and strictly enforced eliminating unnecessary queues.

Parking Survey

To determine the existing parking usage and the availability of excess parking at the Lake Sumter South Campus for the proposed Charter School, a survey was conducted at two parking areas within the campus. These areas designated as Parking Area 1 and Parking Area 2 are depicted in **Figure 3.** Parking Area 1 is located to the west of the campus buildings and Parking Area 2 to the north. Parking Area 1 would be closest to the proposed school and provide the needed parking for the school.

The survey at the parking area was performed on November 2-3, 2021 (Tuesday and Wednesday). It was conducted during 7:00 A.M. to 3:30 P.M. time period. This time period would coincide with the hours of operation at the proposed school. The survey consisted of parking occupancy observations/counts by 30-minute intervals.

Prior to the conduct of the survey, a parking inventory was conducted at two parking areas. From this survey, it was determined that Parking Area 1 has a total of 310 parking spaces. Of these spaces, 170 were marked in green as guest spaces and there was a sign pointing to a student parking area with 122 spaces which were not individually marked. There were no restrictions in the usage of the parking spaces in the guest parking or student parking areas. There were an additional 18 spaces designated as handicap parking. Parking Area 2 has 271 regular spaces plus 5 handicap spaces and 3 reserved spaces for a total of 279 spaces.

At the beginning of the survey at each day, the number of occupied parking spaces at the study areas was inventoried. Subsequently, the number of occupied parking spaces were inventoried every thirty minutes. **Table 3** and **4** summarize the number of parking spaces occupied by 30-minute intervals and percent peak parking occupancy for the two days of the survey. The tables show a peak parking occupancy at the two parking areas less than 40% and a significant amount of excess parking available.

Lake Sumter Pinecrest Charter School
Project № 5568
Figure 3

Parking Areas 1 & 2

N
NTS

Table 3 (Tuesday)
Parking Occupancy Summary

PKG-001					PKG-002				
Restriction	**Regular/Guest**	**Handicap**	**Student Area**	**Total**	**Regular**	**Handicap**	**Reserved UCF Regional Director Parking Only**	**Reserved LSSC Dean of South Lake Parking Only**	**Total**
Spaces	**170**	**18**	**122**	**310**	**271**	**5**	**1**	**2**	**279**
7:00 AM	0	0	0	0	17	0	0	0	17
7:30 AM	2	0	1	3	36	0	0	0	36
8:00 AM	8	0	2	10	59	0	0	0	59
8:30 AM	18	2	4	24	71	0	0	0	71
9:00 AM	33	2	4	39	87	0	0	0	87
9:30 AM	45	5	4	54	98	0	0	0	98
10:00 AM	56	5	4	65	104	0	0	0	104
10:30 AM	70	4	4	78	111	0	0	0	111
11:00 AM	70	5	3	78	111	0	0	0	111
11:30 AM	74	5	7	86	108	0	0	0	108
12:00 PM	67	5	6	78	107	0	0	0	107
12:30 PM	57	3	5	65	108	0	0	0	108
1:00 PM	54	3	5	62	110	0	0	0	110
1:30 PM	54	3	5	62	109	0	0	0	109
2:00 PM	55	3	4	62	110	0	0	0	110
2:30 PM	56	3	5	64	100	0	0	0	100
3:00 PM	52	2	3	57	90	0	0	0	90
3:30 PM	50	2	2	54	87	0	0	0	87
Peak parking Occupancy Spaces				27.74%	**Peak parking Occupancy**				39.78%
Excess Parking Spaces Available				224	**Excess Parking Spaces Available**				168

Table 4 (Wednesday)
Parking Occupancy Summary

PKG-001					PKG-002				
Restriction	**Regular/Guest**	**Handicap**	**Student Area**	**Total**	**Regular**	**Handicap**	**Reserved UCF Regional Director Parking Only**	**Reserved LSSC Dean of South Lake Parking Only**	**Total**
Spaces	**170**	**18**	**122**	**310**	**271**	**5**	**1**	**2**	**279**
7:00 AM	0	0	0	0	0	0	0	0	0
7:30 AM	8	0	1	9	2	0	0	0	2
8:00 AM	17	0	3	20	54	0	0	0	54
8:30 AM	20	0	3	23	63	0	0	1	64
9:00 AM	32	0	3	35	89	0	0	1	90
9:30 AM	48	3	3	54	96	0	0	1	97
10:00 AM	65	3	3	71	99	0	0	1	100
10:30 AM	95	5	2	102	100	0	0	1	101
11:00 AM	88	7	3	98	105	0	0	1	106
11:30 AM	75	9	3	87	88	0	1	1	90
12:00 PM	76	7	4	86	90	0	1	1	92
12:30 PM	74	5	4	83	99	0	1	1	101
1:00 PM	70	4	3	77	97	0	0	1	98
1:30 PM	53	3	3	59	81	0	0	1	82
2:00 PM	52	3	3	58	84	0	0	1	85
2:30 PM	49	2	3	54	75	1	0	1	77
3:00 PM	49	1	2	52	64	0	0	1	65
3:30 PM	46	0	2	48	59	0	0	1	60
Peak parking Occupancy Spaces				32.90%	**Peak parking Occupancy Spaces**				37.99%
Excess Parking Spaces Available				208	**Excess Parking Spaces Available**				173

Table 5 is a summary of the peak parking occupancy for each day of the survey for each parking area. It also shows the access parking available.

Table 5
Parking Occupancy Survey (Two Day Average)

Day	Peak Parking Occupancy		
	Area 1	Area 2	Area 1 + Area 2
Tuesday	86	111	197
Wednesday	102	106	208
2- Day Average	94	109	203
Available Parking Spaces	310	279	589
Peak Parking Occupancy (2-Day Average)	30.32%	39.07%	34.47%
Excess Parking Spaces (2-Day Average)	216	170	386

Using the peak observed demand over the two days, the peak parking occupancy and excess parking at the two parking areas would be as follows:

Table 6
Parking Occupancy Survey (Peak Day)

Parking Area	Park Occupancy Spaces		Available Spaces	Excess Parking	
	Tuesday	Wednesday		Tuesday	Wednesday
Parking Area 1	86	102	310	224	208
Parking Area 2	111	106	279	168	173
	196	208	579	392	381

The peak parking occurred on Wednesday in Parking Area 1 and on Tuesday in Parking Area 2. Utilizing the observed peak parking demand over the two days, the excess parking available drops to 208 spaces from the two-day average of 216 spaces for Parking Area 1. The respective spaces for parking Area 2 are 170 and 168 spaces. Based upon the observed peak parking demand, the total excess number of excess spaces available would be 376 as opposed to 386 based upon a two-day average.

Tables 5 and 6 indicate that availability of excess parking at the South Lake Campus for use by the proposed school. However, the current campus activity is not representative of a day in post-Covid semester. Based upon information provided by the Lake -Sumter State College, the student enrollment in the fall 2019 semester was 4,784 with 2,203 on-campus students. In the fall of 2021, the student enrollment was 4,661 with 1,057 on campus students. Although the student enrollment in the Fall 2019 and the Fall 2021 were approximately the same, the on-campus students were far less in the Fall 2021 semester with a decrease of approximately 50%. It is expected that on-campus student enrollment will continue to increase in the post-Covid era. The Charter School is also expected to expand to the south with additional parking and access from Legends Way. Even if the on-campus students are increased to the Fall 2019 semester level, excess parking would still be available for the proposed school.

Based upon the collected parking data, the peak parking demand over the two days was 208 spaces. With an on-campus enrollment of 1,051 students in the Fall of 2021, the existing peak parking demand is approximately 0.20 spaces per student. In the fall of 2019, the on-campus enrollment was 2,203 students or 2.08 times higher than the 2021 enrollment. According to College officials, it is unlikely that the student enrollment will reach pre-pandemic levels anytime soon. Assuming that this happens within two years, the peak parking demand will increase accordingly to 437 spaces (1,051 x 2.08 x 0.20). The available parking at the College in the two parking areas surveyed is 589 spaces. This means that there will be 152 excess parking spaces available. The Charter School needs only 69 parking spaces.

Traffic Impact Analysis

The proposed school will impact adjacent roadways of Oakley Seaver Drive, a two-lane roadway and Hancock Road, a four-lane divided roadway. It also impacts the signalized intersection of Oakley Seaver Drive/Hancock and the existing College access on Oakley Seaver Drive. The trip generation of the proposed school was assigned to the impacted roadways/intersection during the critical A.M. peak hour. Since the school will have a middle school and a high school with operating hours one hour apart, the trip generation of the school generating the highest A.M. peak hour trips was used in the impact assessment. As documented earlier under trip generation, the middle school would generate the highest trips.

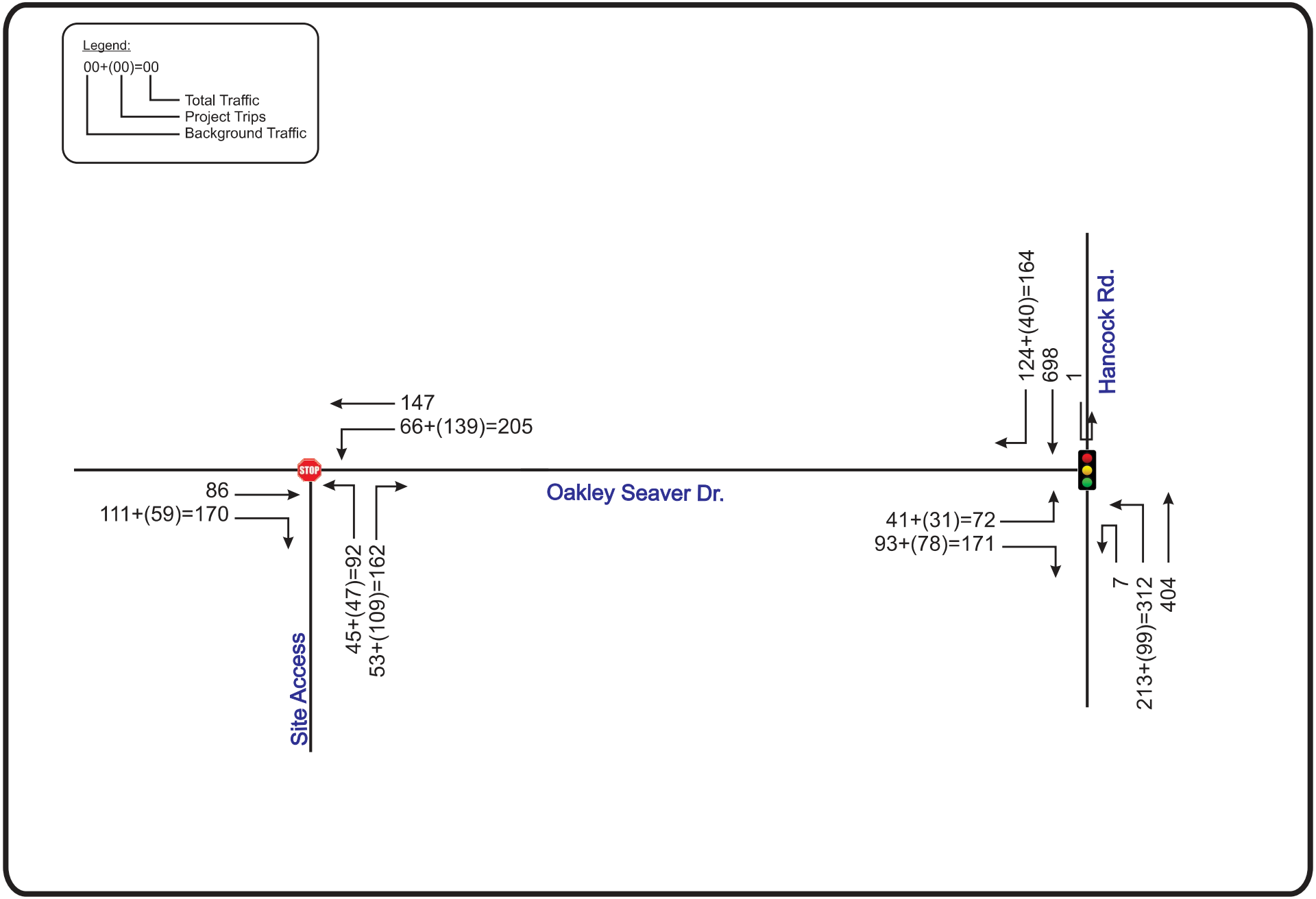
To assign the trip generation of the middle school to the area roadways/intersections, a distribution pattern was determined upon review of existing traffic counts in consideration of the area's socioeconomic characteristics. This review resulted in the determination of the following trip distribution:

- To/From West on Oakley Seaver Drive……. 30%
- To/From North on Hancock Road…….. 20%
- To/From South on Hancock Road……. 50%

100%

With this distribution, the school trips in the A.M. peak hour were assigned to the adjacent roadways/intersections as shown in **Figure 4.** The school trips were combined with existing traffic but the existing College trips entering/exiting at the Oakley Seaver Drive were expanded with a factor of 1.50 in anticipation of the College gradually returning to pre-covid semester days. This increase in existing College trips represents a 38% growth (or a factor of 1.38) on Oakley Seaver Drive which was used to adjust turning movements to/from Hancock Road at the Oakley Seaver Drive intersection. The existing intersection counts are included in **Appendix C.**

A capacity analysis was conducted for the study roadways/intersections as per the procedures of the Highway Capacity Manual. **Tables 7** and **8** summarize the roadway and intersection capacity analyses. The intersections were analyzed with the use of HCS software, the results of which are included in **Appendix D.** The analysis results indicate that the impacted roadway segments and intersections are projected to operate satisfactorily with school trips added.



Lake Sumter Pinecrest Charter School
Project № 5568
Figure 4

School Trip Assignment (AM Peak Hour)

Table 7
Roadway Segment Analysis (A.M. Peak Hour)

Roadway Segment	No. of Lns	LOS Standard	Peak Hour Capacity	PHPD	LOS
Hancock Road					
N. Ridge Blvd to Oakley Seaver Dr.	4	D	1,900	862	C
Oakley Seaver Dr. to SR 50	4	D	1,900	876	C
Oakley Seaver Drive					
Citrus Tower Blvd to Lake Sumter State College Access	2	D	750	256	C
Lake Sumter State College Access to Hancock Rd.	2	D	750	476	D

Table 8
Intersection Capacity Analysis (A.M. Peak Hour)

Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Oakley Seaver Drive & Hancock Road	Signal	60.0	E	---	---	6.4	A	12.8	B	16.6	B
Oakley Seaver Drive & College/School Access	Stop	---	---	8.7	A	38.3	E	---	---	---	---

The roadway segments were also analyzed utilizing available data from the Year 2020 Roadway Congestion Evaluation Report. This analysis is shown in **Table 9.**

Table 9
Roadway Capacity Analysis (P.M. Peak Hour)

Roadway Segment	Lns	Adopted		PHPD Volume		School Trips**	Total	LOS
		LOS	Capacity	2020	2021*			
Hancock Road								
N Ridge Blvd to SR 50	4	D	1,900	730	761	45	806	C
Oakley Seaver Drive								
Don Wickham Dr to Hancock Rd	2	D	750	391***	424	13	437	D

* Use 4.25 annual growth from the Year 2020 Database for Hancock Road

** Based upon school P.M. peak hour generation (See **Appendix E**)

*** Year 2020 not available in the Year 2020 Database, use existing 2019 counts (see Appendix E)

Conclusions

A Pinecrest Charter School is proposed to be located within the South Lake Campus of the Lake Sumter State College in Clermont, Florida. The Phase 1 development of the school will have an enrollment of 650 students with a middle school and a high school. This Charter school already has 166 9th and 10th grade students embedded within the existing college activity. This analysis was conducted in order to review the trip generation, proposed traffic operations plan and queueing, parking coordination and traffic impact on adjacent roadway. The results of the analysis are summarized below:

- The proposed school is estimated to generate 2,090 daily trips, 552 A.M. peak hour trips and 330 P.M. peak hour trips.

- The school will be accessed via the existing Oakley Seaver driveway which currently serves the College.

- The proposed Traffic Operation Plan provides on-site queue storage in excess of the required 2,325 feet which would be adequate to serve the school.

- Based on a parking survey conducted at the College, there are ample excess parking spaces to accommodate the needs of the school even with the college returning to pre-pandemic levels in enrollment

- The impacted roadway segments and intersections are projected to operate satisfactorily with school trips added.

- Phase 1 of the school is anticipated to be open and operational in 2022. Within two years thereafter, the subsequent phase of the school expansion will occur on the south side of the campus and its access and parking separated from the College. The school will be served exclusively from the south via Legends Way. A conceptual Traffic Operations Plan for the ultimate development of the school is included in **Appendix F.**

John E. Kruse

From: Stephanie Shealey <sshealey@kittelson.com>
Sent: Monday, December 20, 2021 1:29 PM
To: John E. Kruse
Cc: Curt Henschel
Subject: RE: Pinecrest Queueing/Stacking

Hey John-

Looking at their numbers, I think we are fine moving forward with their double-stacking concept. They just need to provide the queue management plan prior to each school year.

Stephanie Shealey

Senior Engineer
(*she/her*)

Kittelson & Associates, Inc.
Transportation Engineering / Planning
407.373.1144 (direct)

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Monday, December 20, 2021 10:59 AM
To: Stephanie Shealey <sshealey@kittelson.com>
Cc: Curt Henschel <CHenschel@clermontfl.org>
Subject: Pinecrest Queueing/Stacking
Importance: High

Good morning Stephanie,

Attached is the latest that came in this morning. I didn't know if you could do a quick review and comment since we need to have this finished by the end of tomorrow. We are unfortunately under a tight deadline and I hate to subject you to it as well. Any assistance would be great.

Thanks,
John

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

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

CITY OF CLERMONT

CONDITIONAL USE PERMIT

FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director or appointed designee, is required. Call 352-394-4083 to schedule a meeting.

2. After meeting with the Development Services Director or appointed designee, the applicant shall prepare and submit one set of preliminary site plans and one PDF on CD for review by the Site Review Committee (SRC) (if required). The material can also be emailed to planning@clermontfl.org. The preliminary site plan shall clearly depict the proposed project, showing the location and dimension of the side, 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 tentatively scheduled for public hearing the following month, pending City Manager approval. Public hearings 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 <u>not</u> the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*

CITY OF CLERMONT

CONDITIONAL USE PERMIT

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 Country Property record card.

2. A complete legal description and survey of the subject property provided in a word document to be used for the legal advertising and in the CUP. It may be included on the CD as a word document or emailed to planning@clermontfl.org

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" (if provided electronically, applicant does not need to provide paper copies)

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, plus the cost of traffic review fee*, if necessary.

*If the conditional use impacts traffic, a third party review through the City's traffic consultant will be necessary. The cost of review will be the responsibility of the applicant.

CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date Oct 21, 2021	**FEE: $845 + cost of advertisement + cost of traffic review (if necessary)**		
Project Name (if applicable) Lake Sumter State College Pinecrest Expansion			
Applicant Charles C. Hiott			
Contact Person			
Address 902 N. Sinclair Ave	**City** Tavares	**State** FL	**Zip** 32778
Telephone 352-343-8481	**Fax** 352-343-8495		
Email chiott@halff.com			
OWNER INFORMATION ☒ **(Check box if owner information is same as applicant)**			
Owner's Name Lake Sumter State College c/o Dr. Heather Bigard			
Owner Address 1250 N. Hancock Rd	**City** Clermont	**State** FL	**Zip** 34711
Telephone 502-642-6661	**Fax**		
PROPERTY INFORMATION			
Address of Subject Property 1250 N. Hancock Rd	**City** Clermont	**State** FL	**Zip** 34711
General Location N. Hancock Rd and Oakley Seaver Dr.			
Legal Description & Alternate Key (include copy of survey) Alternate Key # 3784776 / Legal Description: See Attached Property Record Card			
Land Use (City verification required) Institutional			
Zoning (City verification required) Institutional			

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.

Revise the CUP to allow for 6th grade to 12th grade students. This works well with the Education Village Concept.

Charles C. Hiott
_____
Applicant Name (print)

x_____
Applicant Name (*signature*)

Dr. Heather Bigard
_____
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

LOCALiQ

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:	11/22/2021
Order Number:	6569181
Prepayment Amount:	$ 0.00

Column Count:	1
Line Count:	63.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	11/30/2021 - 12/07/2021	Govt Public Notices
LEE dailycommercial.com	2	11/30/2021 - 12/07/2021	Govt Public Notices

Total Order Confirmation	**$193.96**

1/2

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for an amendment to an existing Conditional Use Permit (CUP), Resolution No. 1010, to permit the construction and operation of a 6th through 12th grade Charter School on the College Campus (Lake Sumter State College), at the following location:

LOCATION:
Lake Sumter State College
1250 North Hancock Road
(Alternate Key: 3777502, 3777498, 3777505, 3777506, 3784773, 3784776, 3777499, 3777500, 3808649)

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, December 7, 2021 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting on Tuesday, December 14, 2021 at 6:30 PM.

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

6569181
November 30, 2021 &
December 07, 2021

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, January 4, 2022

Agenda Item Name
Resolution No. 2022-001R *Tidal Wave Carwash Conditional Use Permit*

Requested Action
Recommend approval of Resolution No. 2022-001R.

Staff Report

The applicant is requesting a Conditional Use Permit (CUP) to allow for an automobile carwash facility within a Planned Unit Development (PUD) zoning district. The vacant parcel is located on the southwest corner of State Road 50 and Miss Florida Avenue. The Future Land Use Designation is Commercial. The Planned Unit Development (Resolution 1503), which allows C-2 General Commercial permitted uses. The Land Development Code, Section 122-224, requires a Conditional Use Permit for any type of vehicle service, which includes the proposed carwash use at this location. The applicant is proposing to construct a 3,500 square feet self-service carwash facility with onsite vacuum cleaning stations.

The applicant has submitted a conceptual site plan of the layout for the access points, carwash building, and vacuum cleaning stalls for the site. The applicant has indicated the carwash facility will be self-service with limited staff onsite. The proposed carwash will be similar to several other facilities within the city that have self-service vacuum stalls with an automated drive-thru wash that is stationed by the attendant. The proposed project will utilize City water and sewer services, and the City currently has the capacity to service this development.

The proposed development shall be required to comply with the Land Development Regulations and all provisions of the codes. All buildings must comply with Clermont Architectural Design Standards. The proposed project will also be required to provide additional landscaping and plant materials to enhance and create an opaque buffer to help minimize the impact of the noise and visibility of the vehicles utilizing the carwash services.

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 with the existing development patterns and 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 with 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 to allow for site development.

Staff recommends approval of Resolution No. 2022-001R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Tidal Wave Carwash CUP - Staff Report	Tidal Wave Carwash CUP - Staff Report.pdf
2.	2022-001R - Tidalwave Carwash CUP (12.22.2021 V3) - R&FBL	2022-001R - Tidalwave Carwash CUP (12.22.2021 V3) - R&FBL.pdf
3.	LOCATION MAP	LOCATION MAP.pdf
4.	CUP Concept Site Plan	2111-0002 Concept Site Plan.pdf
5.	CUP Building Elevations	CUP Application DS B 03 A04.2 ext elevs color.pdf
6.	CUP Application Miss Florida Survey 1of2	CUP Applciation Miss Florida Survey 1of2.pdf
7.	CUP Application TF_Clermont FL - 001	CUP Application TF_Clermont FL - 001.pdf
8.	CUP Application	CUP Application.pdf
9.	CUP Legal AD	CUP Legal AD.pdf

CITY OF CLERMONT
Staff Analysis Report

OWNER: Florida Restaurant Ventures LLC

APPLICANT: Kori Broussard-Olson Land Partners

PROJECT NAME: Tidal Wave Vehicle Carwash Facility

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for a vehicle carwash facility within a Planned Unit Development (PUD) zoning district that allows "C-2" General Commercial, permitted uses.

SIZE OF PARCEL: 2.4 acres +/-

LOCATION: Vacant property located on the corner of State Road 50 and Miss Florida Avenue

EXISTING ZONING: Planned Unit Development (PUD) District

EXISTING LAND USE: Vacant Commercial Site

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow for an automobile carwash facility within a Planned Unit Development (PUD) zoning district. The vacant parcel is located on the southwest corner of State Road 50 and Miss Florida Avenue. The Future Land Use Designation is Commercial. The Planned Unit Development (Resolution 1503), which allows "C-2" General Commercial permitted uses. The Land Development Code, Section 122-224, requires a Conditional Use Permit for any type of vehicle services, which includes the proposed carwash use at this location. The applicant is proposing to construct a 3,500 square feet self-service carwash facility with onsite vacuum cleaning stations.

The applicant has submitted a conceptual site plan of the layout for the access points, carwash building, and vacuum cleaning stalls for the site. The applicant has indicated the carwash facility will be self-service with limited staff onsite. The proposed carwash will be similar to several other facilities within the city that have self-service vacuum stalls with an automated drive-thru wash that is stationed by the attendant. The proposed project will utilize City water and sewer services, and the City currently has capacity to service this development.

The proposed development shall be required to comply with the Land Development Regulations and all provisions of the codes. All buildings must comply with Clermont Architectural Design Standards. The proposed project will also be required to provide additional landscaping and plant materials to enhance and create an opaque buffer to help minimize the impact of the noise and visibility of the vehicles utilizing the carwash services.

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 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 to allow for site development.

Staff recommends approval of Resolution No. 2022-001R.

CITY OF CLERMONT

RESOLUTION NO. 2022-001R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTOMOTIVE CARWASH FACILITY USE WITHIN A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 4, 2021 recommended approval of this Conditional Use Permit to allow an automotive carwash facility, at the following location:

LOCATION:
Vacant parcel located at the southwest corner of State Road 50
And Miss Florida Avenue
(Alternate Key 3896569)

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 an automotive carwash facility in the "PUD" Planned Unit Development Zoning District shall be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.

2. No 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 the approval date by the City Council or the permit shall become null and voided.

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 any 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 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 an Automotive Self-Service Carwash Facility as a permitted use.

2. The hours of operation will be Monday through Sunday, 7:00 AM to 7:00 PM.

3. The site may also be used for any other permitted uses in the "C-2" General Commercial zoning district.

4. 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 permitted 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 "C-2" General Commercial zoning district of the Land Development Codes. All buildings and structures must comply with Clermont Architectural Design Standards.

6. The Facility Services of any vehicles shall be arranged in an orderly manner and state of maintenance so the property appearance shall not be considered a nuisance.

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 will be permitted at this site.

9. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.

10. 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.

11. Any signage must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any signs.

12. The project shall be required to provide enhanced landscape buffers that will include an additional 30 percent of plant materials to create an opaque screen at the time of planting. The landscape buffers shall be designed to create an aesthetically pleasing and enhanced screening for the site.

13. A driveway permit will be required for access to any public streets. The permit process will require the coordination with the appropriate City, County or State Agency prior to construction.

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.

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 25th day of January 2022.

CITY OF CLERMONT

_____
Tim Murry, Mayor

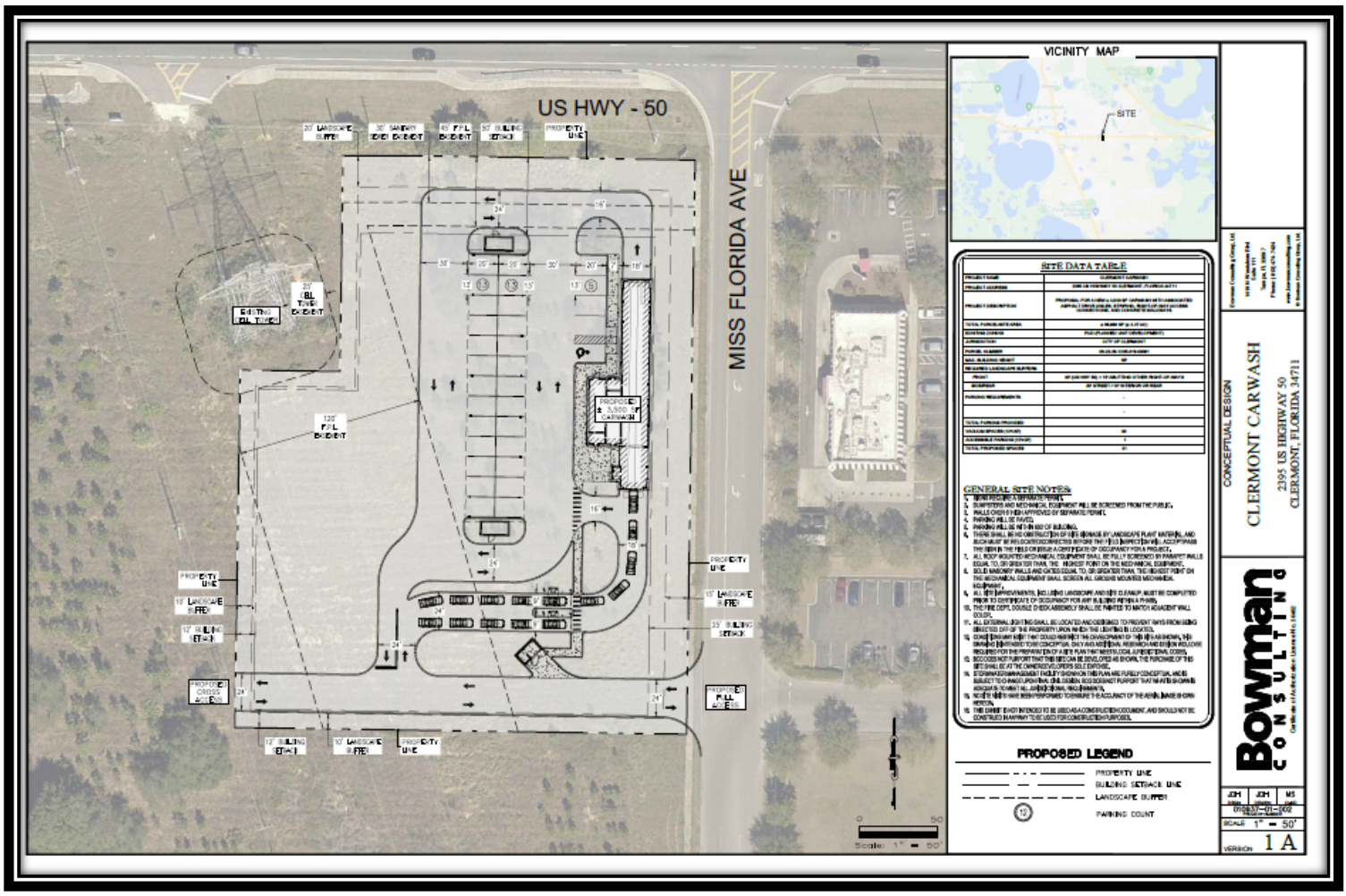
ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

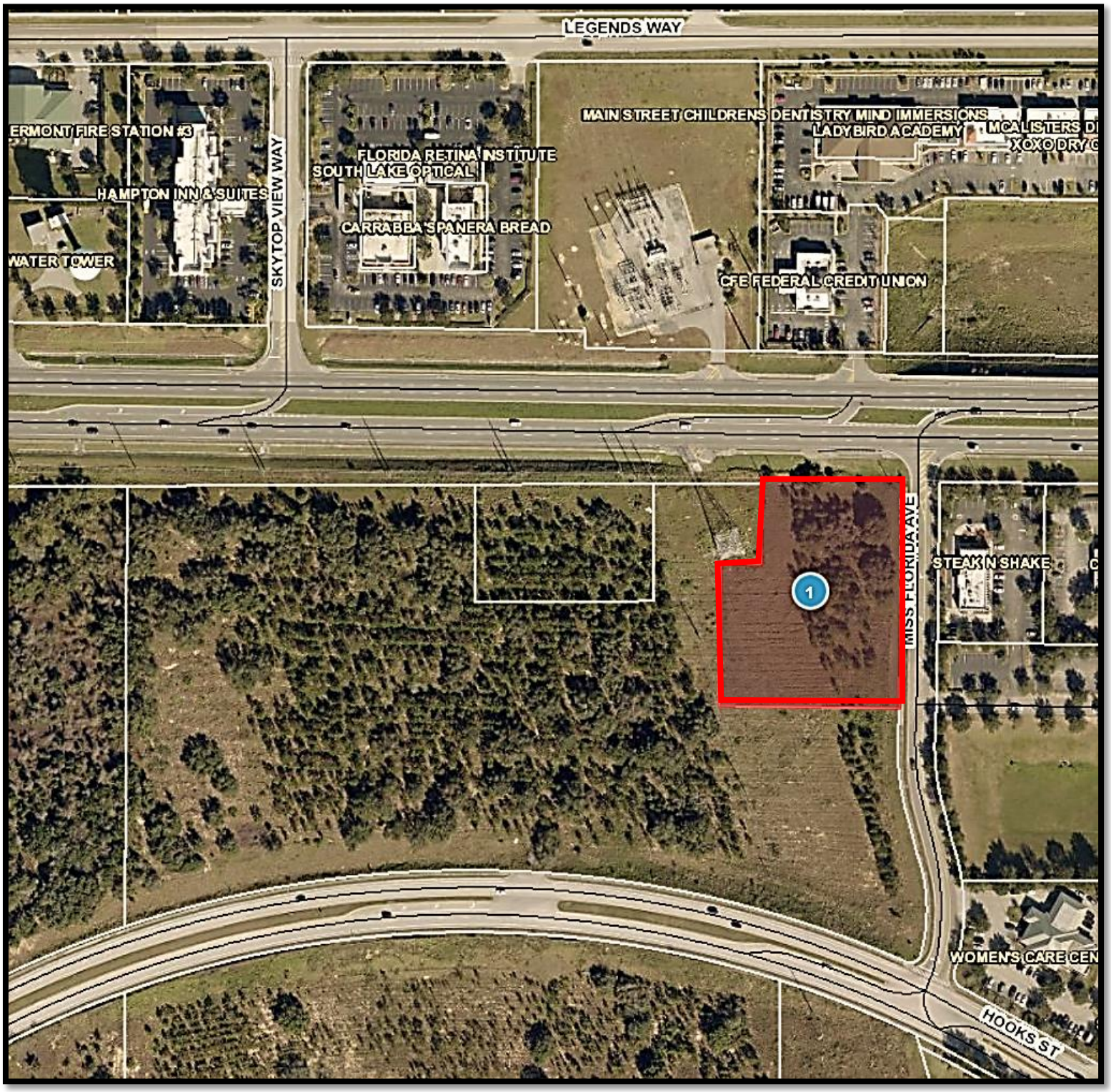
Approved as to Form and Legality:

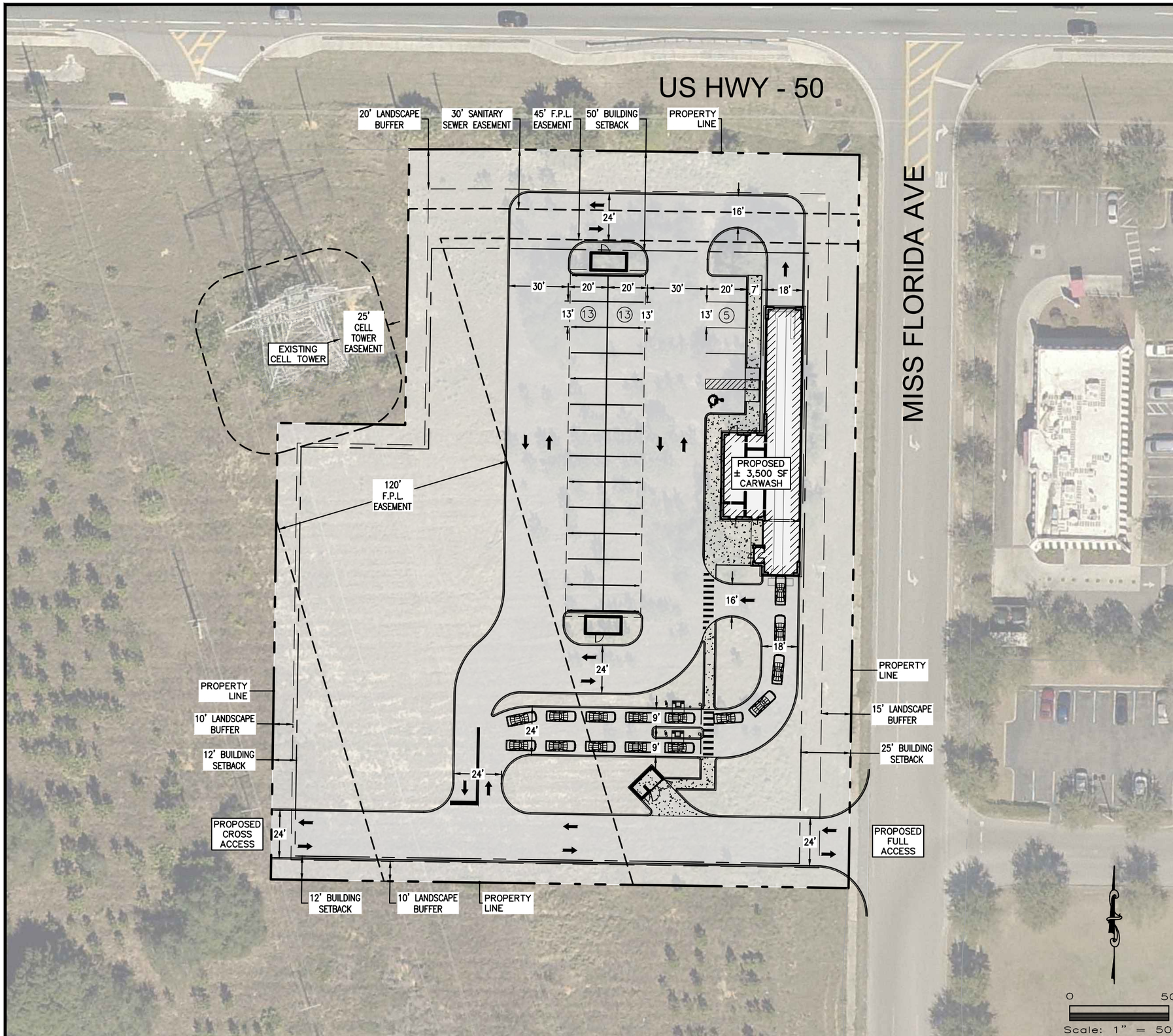
_____
Daniel F. Mantzaris, City Attorney

Exhibit A:

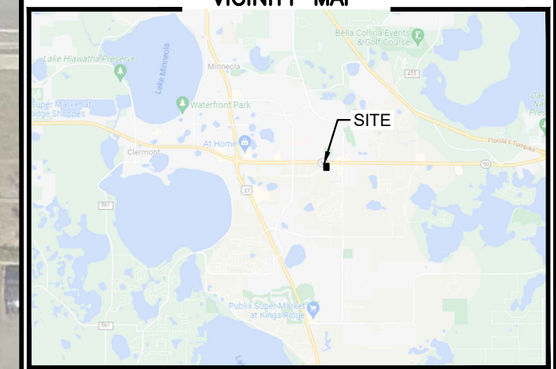

US HWY - 50
MISS FLORIDA AVE
VICINITY MAP
SITE
SITE DATA TABLE
GENERAL SITE NOTES
PROPOSED LEGEND
PROPERTY LINE
BUILDING SETBACK LINE
LANDSCAPE BUFFER
PARKING COUNT
CONCEPTUAL DESIGN
CLERMONT CARWASH
2395 US HIGHWAY 50
CLERMONT, FLORIDA 34711
Bowman
CONSULTING
SCALE 1" = 50'
VERSION 1 A

LOCATION MAP





VICINITY MAP



SITE DATA TABLE

PROJECT NAME	CLERMONT CARWASH
PROJECT ADDRESS	2395 US HIGHWAY 50 CLERMONT, FLORIDA 34711
PROJECT DESCRIPTION	PROPOSAL FOR A NEW ± 3,500 SF CARWASH WITH ASSOCIATED ASPHALT DRIVE AISLES, STRIPING, RIGHT-OF-WAY ACCESS CONNECTIONS, AND CONCRETE WALKWAYS
TOTAL PARCEL/SITE AREA	± 98,880 SF (± 2.27 AC)
EXISTING ZONING	PUD (PLANNED UNIT DEVELOPMENT)
JURISDICTION	CITY OF CLERMONT
PARCEL NUMBER	09-22-26-1205-019-00001
MAX. BUILDING HEIGHT	55'
REQUIRED LANDSCAPE BUFFERS	
FRONT	20' (US HWY 50) + 15' ABUTTING OTHER RIGHT-OF-WAYS
SIDE/REAR	20' STREET / 10' INTERIOR OR REAR
PARKING REQUIREMENTS	-
	-
TOTAL PARKING PROVIDED	
VACUUM SPACES (13'x20')	30
ACCESSIBLE PARKING (12'x20')	1
TOTAL PROPOSED SPACES	31

GENERAL SITE NOTES:

1. SIGNS REQUIRE A SEPARATE PERMIT.
2. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
3. WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
4. PARKING WILL BE PAVED.
5. PARKING WILL BE WITHIN 600' OF BUILDING.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
8. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
9. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
10. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
12. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
13. BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
14. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
15. NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
16. THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND

PROPERTY LINE

BUILDING SETBACK LINE

LANDSCAPE BUFFER

(12) PARKING COUNT

Bowman Consulting Group, Ltd.
1410 N Westshore Blvd
Suite 111
Tampa, FL 33607
Phone: (813) 474-7424
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN

CLERMONT CARWASH

2395 US HIGHWAY 50
CLERMONT, FLORIDA 34711

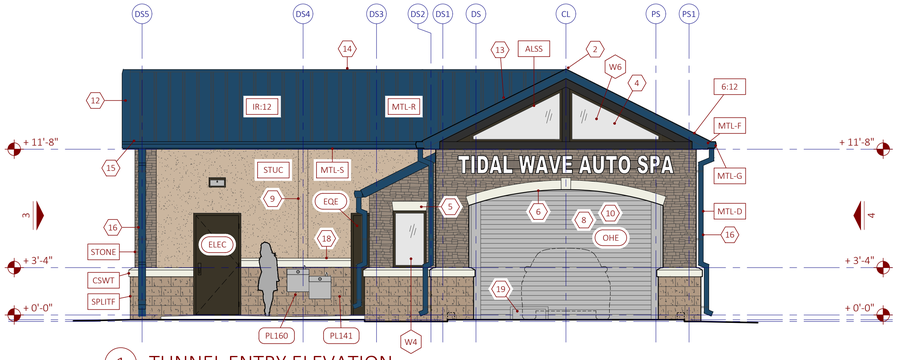
Bowman CONSULTING
Certificate of Authorization License No. 30462

JDH	JDH	MS
DSGN	DRAWN	CHKD

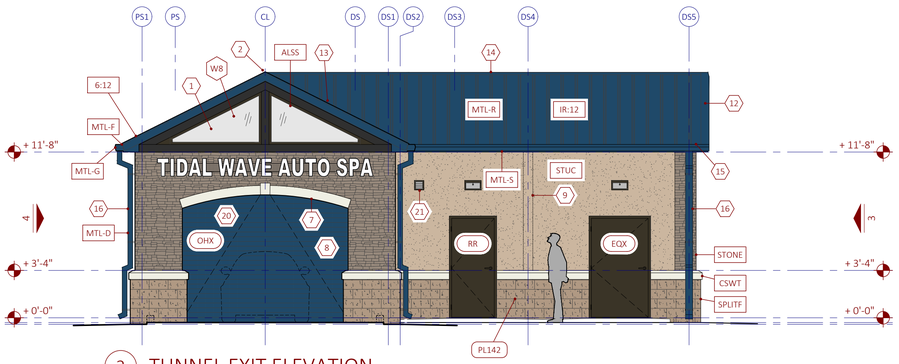
010937-01-002
PROJECT NUMBER

SCALE 1" = 50'

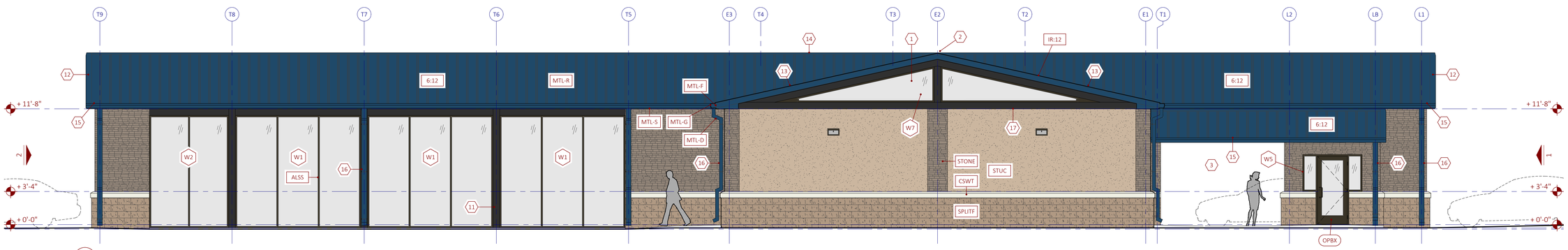
VERSION 1 A



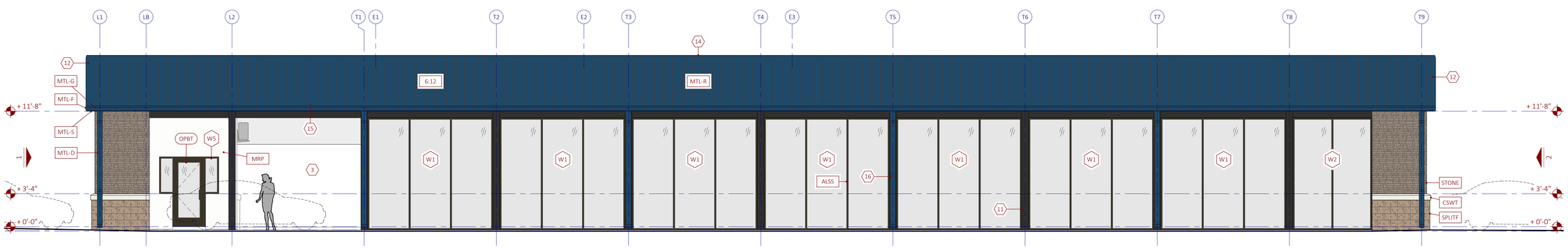
1 TUNNEL ENTRY ELEVATION



2 TUNNEL EXIT ELEVATION



3 DRIVER SIDE ELEVATION



4 PASSENGER SIDE ELEVATION

MARK	SHORTNAME	REMARKS
1	Storefront in Truss	Storefront assembly in truss web
2	Flush at Ridge	Ridges shall meet flush
3	Open Air	Open air through Loading Area
4	Open to Beyond	Tunnel-entry facade truss is open through webbing, windows are beyond above overhead door
5	Jack Arch	Cast stone jack arch
6	Entry Arch	Cast stone ±21'-6" radius at tunnel entry
7	Exit Arch	Cast stone ±18'-6" radius at tunnel exit
8	Match Roof Color	Overhead door slat color to match prefinished metal roofing color
9	Stucco Joint	Stucco control joints to align with each edge of column
10	Open to Beyond	Tunnel-entry arch is open to beyond, overhead door is beyond at back of loading area
11	Painted Columns	Paint exposed steel columns, typical
12	Rake Edge Flashing	Metal rake edge flashing to conceal edge of starter panel
13	Valley Flashing	Open valley metal with side locks
14	Ridge Cap Flashing	Vented ridge cap flashing with perforated metal
15	Sheetmetal Gutter	Downslope flashing with L-type gutter
16	Sheetmetal Downspout	4x6 box downspout and straps painted blue to match prefinished metal roofing color
17	Cap Flashing over Stucco	Tuck cap flashing under tie-beam and over stucco top edge to divert water, this facade only
18	Raised Wainscot	Raise wainscot and watertable (1) course (±8-in) between doors to secure water fountains at accessible height
19	Notch for Conveyor	Notch overhead door skirt at tunnel entry-side only for continuation of conveyor tire guide rails into Loading Area
20	Only Slats Visible	Size overhead exit door drum so that only slats are visible from the exterior when door is closed and archway is completely open when door is fully-open
21	Bathroom Exhaust	Core hole to vent bathroom exhaust thru wall and finish with painted or prefinished sheet metal escutcheon, louver, all-weather cover, and insect screen

MARK	SHORTNAME	REMARKS
6:12	6:12	6:12 roof slope
IR:12	Storefront	Irregular roof slope pitched as needed to align intersecting ridges
ALSS	Watertable	Aluminum storefront system
CSWT	Irregular Slope	Cast stone watertable
MRP	MR Paneling	Moisture resistant paneling
MTL-D	Sheetmetal Downspout	Prefinished sheet metal downspout
MTL-F	Sheetmetal Fascia	Prefinished sheet metal fascia
MTL-G	Sheetmetal Gutter	Prefinished sheet metal gutter
MTL-R	Sheetmetal Roofing	Prefinished sheet metal roofing
MTL-S	Sheetmetal Soffit	Prefinished sheet metal soffit
SPLITF	Splitface Wainscot	4x8x16 splitface block wainscot masonry
STONE	Stone Cladding	Drystack stone wall veneer / cladding
STUC	Stucco	Genuine Stucco

OLSON LAND PARTNERS, LLC
Real Estate Acquisitions & Development
4300 Legendary Drive, Suite 234
Destin, Florida 32541
T: 850.650.4353 F: 850.650.3881

PROJECT:

TIDAL WAVE AUTO SPA

2395 Florida SR-50
Clermont, FL 34711

PROTOTYPE:	133DSB
PROTOTYPE DATE:	in progress
SETUP DATE:	21-1110
SET NAME:	
SET DATE:	
PROFESSIONAL OF RECORD:	
DESIGNER'S INFORMATION:	

SHEET DATE:	21-0727
SHEET REVISIONS:	
▲ DATE:	DESCRIPTION:

DRAWN BY:

SHEET TITLE:

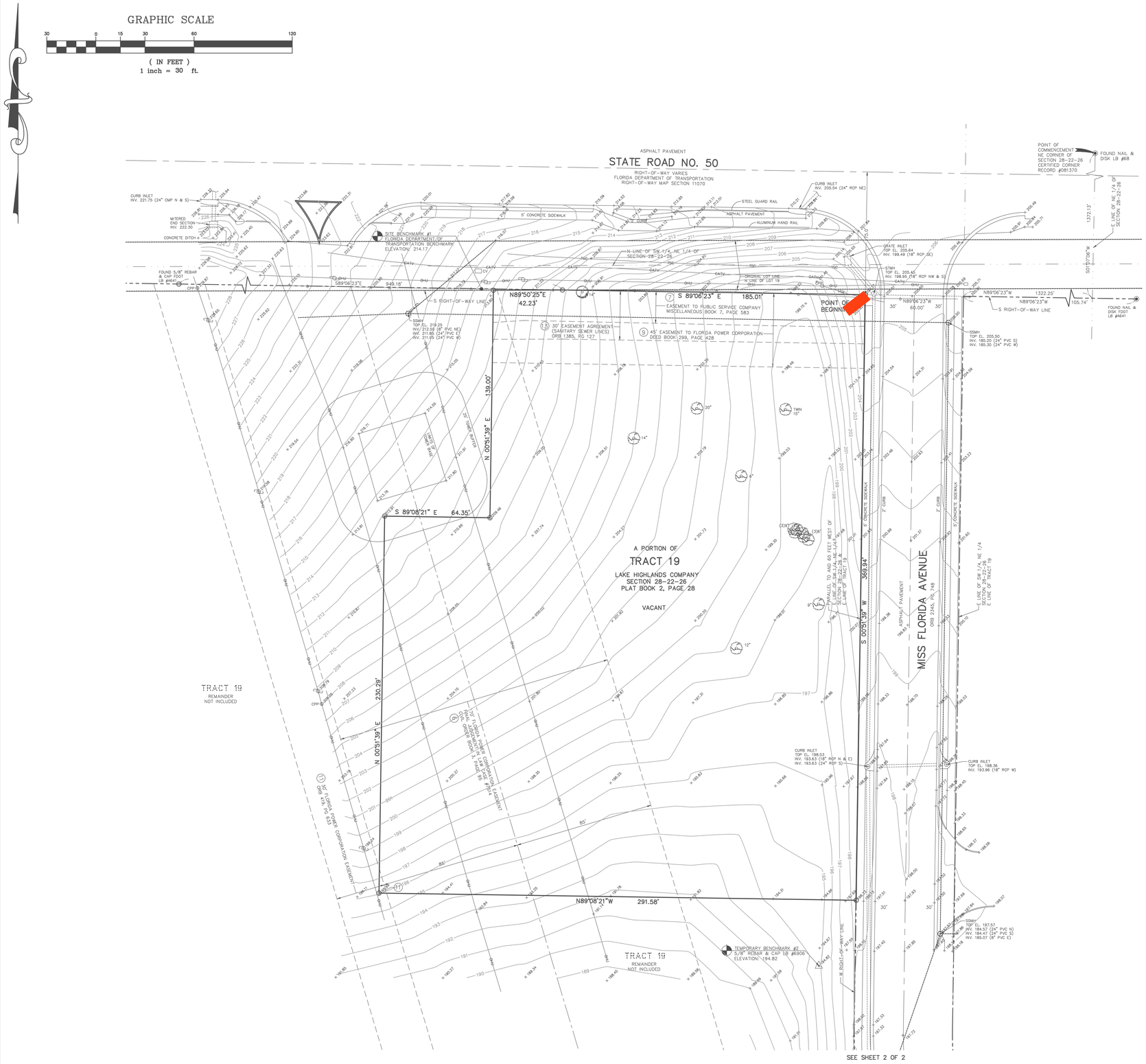
EXTERIOR ELEVATIONS (COLOR)

SHEET SCALE: 3/16" = 1'-0"

SHEET NUMBER:

A04.2

FILE NAME: X-PLAN.DWG PLOTTED ON: 21-1105 12:03:02 AM



SCHEDULE B-SECTION II EXCEPTIONS
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 5160208, DATED 2/25/15

6. EASEMENT AS EVIDENCED BY THAT CERTAIN FINAL JUDGEMENT IN FAVOR OF FLORIDA POWER CORPORATION (LAW CASE NO. 7514) FILED JULY 25, 1967 IN CIVIL ORDER BOOK 3, PAGE 95, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS AS SHOWN.

7. EASEMENT TO FLORIDA PUBLIC SERVICE COMPANY, A FLORIDA CORPORATION RECORDED IN MISCELLANEOUS BOK 7, PAGE 583, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS AS SHOWN.

8. RESERVATIONS OF RIGHT OF WAY RECORDED IN DEED BOOK 123, PAGE 324, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT.

9. EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 299, PAGE 428, PUBLIC RECORDS LAKE COUNTY, FLORIDA. AFFECTS AS SHOWN.

10. EASEMENT CONTAINED IN THE FINAL JUDGEMENT RECORDED IN DEED BOOK 301, PAGE 221, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT.

11. EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 419, PAGE 633, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS AS SHOWN.

12. EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 612, PAGE 685, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT.

13. EASEMENT AGREEMENT BETWEEN MAYNARD K. KNAPP, TRUSTEE AND CITY OF CLERMONT RECORDED IN OFFICIAL RECORDS BOK 1385, PAGE 127, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS AS SHOWN.

14. DRAINAGE AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN MAYNARD KNAPP, TRUSTEE AND WOODY & WALLACE LAND DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 3671, PAGE 1240, AND EASEMENT MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3780, PAGE 777, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DOES NOT AFFECT.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06"W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23"W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39"W, ALONG THE WEST RIGHT-OF WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21"W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°08'21"E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 98,880 SQUARE FEET OR 2.270 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO DETERMINE THE LIMITS OF THE PARCEL OR TRACT AS DESCRIBED IN THE LEGAL DESCRIPTIONS SHOWN HEREON, BY ESTABLISHING OR RE-ESTABLISHING CORNERS, MONUMENTS AND BOUNDARY LINES; FURTHERMORE, TO ESTABLISH THE HORIZONTAL AND VERTICAL SPATIAL RELATIONSHIP OF THE NATURAL OR MANMADE FEATURES LYING THEREIN.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, BEING S89°06'23"E, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. UNDERGROUND IMPROVEMENTS SHOWN ARE BASED ON FLAGS AND PAINT BY SUNSHINE UNDERGROUND LOCATION.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 12069C0590E, DATED 12/18/12, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X.
6. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
7. VERTICAL INFORMATION SHOWN HEREON IS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK.

   DESIGNATION: 9
   ELEVATION: 214.17 (NAVD 88)
   DESCRIPTION: 7 FEET WEST OF THE NW CORNER OF SUBJECT PROPERTY.

LEGEND:

- FOUND 5/8" REBAR & CAP LB #6906
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- CV CABLE VAULT
- PVC POLYVINYL CHLORIDE PIPE
- STMH STORM MANHOLE
- SSMH SANITARY SEWER MANHOLE
- EL. ELEVATION
- INV. INVERT
- RCP REINFORCED CONCRETE PIPE
- WOOD UTILITY POLE & GUY WIRE
- OHU OVERHEAD UTILITY LINE
- RWV REUSE WATER VALVE
- W
- RW
- MCFOC MCI FIBER OPTIC CABLE
- CATV UNDERGROUND CABLE TELEVISION
- TSC TRAFFIC SIGNAL CABLE
- G UNDERGROUND GAS
- UGE UNDERGROUND ELECTRIC
- CENTERLINE
- RIGHT OF WAY LINE
- ELECTRIC METER
- CONC CONCRETE
- TF TRANSFORMER
- CV CABLE VAULT
- FOCV FIBER OPTIC CABLE VAULT
- CONCRETE
- LIGHT POLE
- CPP CONCRETE POWER POLE
- CEDAR TREE
- CABBAGE PALM
- OAK TREE
- OTR TELEPHONE RISER
- WV WATER VALVE
- FIRE HYDRANT
- 100.0 SPOT ELEVATION
- WM WATER METER
- (P) PLAT
- (M) MEASURED
- (D) DESCRIPTION
- (C) CALCULATED
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988

BOUNDARY & TOPOGRAPHIC SURVEY

LOCKLIN & ASSOCIATES, INC.
SURVEYORS & MAPPERS
315 SPRINGVIEW DRIVE
SANFORD, FL 32773
VOICE: (407) 302-4001 FAX/DATA: 282-7850

CERTIFIED TO:

MAYNARD K. KNAPP, TRUSTEE
LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.
AKRAM ISMAIL, MD, AND/OR ASSIGNS
WRIGHT, FULFORD, MOORHEAD & BROWN, P.A.
FIDELITY NATIONAL TITLE COMPANY

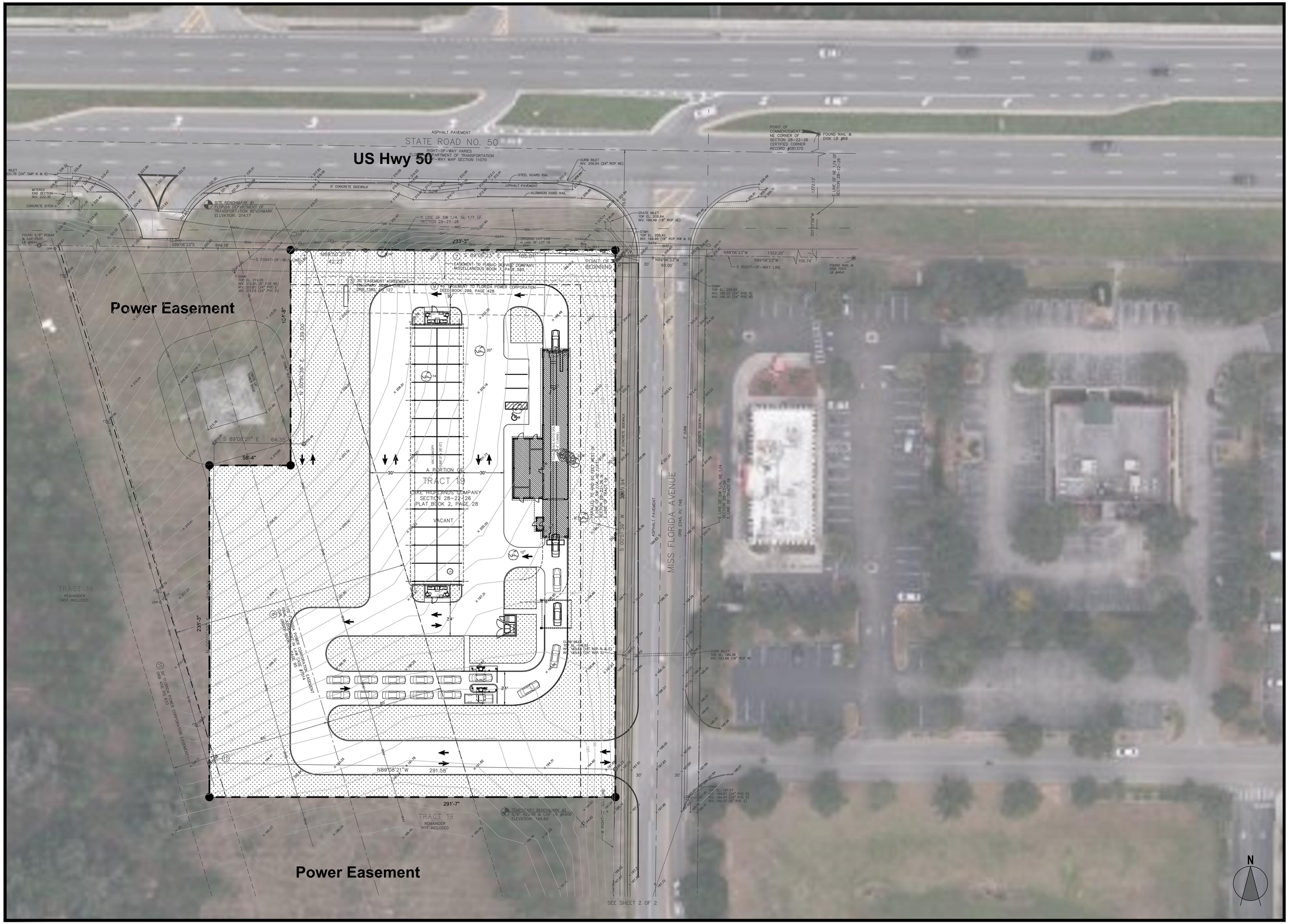
No.	DATE	REVISION

CERTIFICATION:
I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

THIS _____ DAY OF _____, 20_____

Gregory S. Locklin, Professional Surveyor & Mapper No. 5619
Land Surveyor Business No. 6906
VALID ONLY WITH SIGNATURE AND EMBOSSED SEAL

DRAWN BY: GSL	CHECKED BY: GSL
DRAWING FILE: ISMAILBT.DWG	
DATE OF FIELD SURVEY: 9/3/16	
ORANGE COUNTY, FLORIDA	
DATE: 9/6/16	SCALE: 1" = 30'
PROJECT No. ISMAIL	SHEET 1 OF 2



OLSON LAND PARTNERS, LLC
Real Estate Acquisitions & Development
4300 Legendary Drive, Suite 234
Dentin, Florida 32541
T: 850.650.4353 F: 850.650.3881

Project:

TIDAL WAVE AUTO SPA

2395 FL SR-50
Clermont, FL 34711

REVIEW PROCESS

ISSUE DATE	09/01/21
ISSUED BY (OLP)	☒
REVIEW DUE	--/--/--
REVIEW BY (TIDAL WAVE)	☐
APPROVED	☐
APPROVED AS NOTED	☐
REVISE & RESUBMIT	☐
REJECTED	☐

SIGNATURE: (Authorized Reviewer) DATE

Sites are approved if no comments are provided (10) days after submitted

SITE STATISTICS

TOTAL SITE AREA	105,578 SF (2.4 AC)
PAVING AREA	55,743 SF (52%)
LANDSCAPE AREA	49,835 SF (47%)
BUILDING AREA	3,500 SF
TUNNEL LENGTH	133 FT
VACUUM STALLS	28
ADA PARKING SPACES	1
PARKING SPACES	3
TRAFFIC COUNT (DOTD)	54,234
TRAFFIC COUNT (Q-TRIP)	--
MEDIAN INCOME (3 MILE)	$70,295
MEDIAN AGE (3 MILE)	40.9
POPULATION (1 MILE)	2,838
POPULATION (3 MILE)	37,740
POPULATION (5 MILE)	64,078

Sheet: TEST FIT $\frac{1}{32}$" = 1'-0"

TF: 0.001

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 Country Property record card.

2. A complete legal description and survey of the subject property provided in a word document to be used for the legal advertising and in the CUP. It may be included on the CD as a word document or emailed to planning@clermontfl.org

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" (if provided electronically, applicant does not need to provide paper copies)

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, plus the cost of traffic review fee*, if necessary.

*If the conditional use impacts traffic, a third party review through the City's traffic consultant will be necessary. The cost of review will be the responsibility of the applicant.

CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date 11/05/2021	**FEE: $845 + cost of advertisement + cost of traffic review (if necessary)**		
Project Name (if applicable) TWOLP-Clermont, FL (SR 50)			
Applicant Kori Broussard-Olson Land Partners			
Contact Person Maleia Storum			
Address 1410 N. Westshore Blvd. Suite 111	**City** Tampa	**State** FL	**Zip** 34698
Telephone 813-642-4924	**Fax**		
Email mstorum@bowman.com			
OWNER INFORMATION ☐ **(Check box if owner information is same as applicant)**			
Owner's Name FLORIDA RESTAURANT VENTURES LLC			
Owner Address 400 E 22ND ST STE E	**City** Lombard	**State** IL	**Zip** 60148
Telephone	**Fax**		
PROPERTY INFORMATION			
Address of Subject Property 2395 EAST HIGHWAY 50	**City** Clermont	**State** FL	**Zip** 34711
General Location SWC of SR 50 & Miss Florida Ave			
Legal Description & Alternate Key (include copy of survey) 3896569 Survey & Legal Description Included in submittal			
Land Use (City verification required) Vacant Commercial			
Zoning (City verification required) PUD			

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.

Proposed use is an automated car wash with self-serve vacs. This parcel has limited develop-able area due to the existing high voltage electrical easement running through the site. This is a corner parcel with frontage on SR-50 and direct access to Miss Florida Street. The corner parcel to SR-50 makes it an ideal location.

Kori Broussard

Applicant Name (print)

x_____

Applicant Name (*signature*)

Florida Restaurant Ventures, LLC Michael Basile

Owner Name (print)

x V.P.

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

LOCALiQ

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:	3896569

Date:	12/20/2021
Order Number:	6680884
Prepayment Amount:	$ 0.00

Column Count:	1
Line Count:	46.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	12/28/2021 - 01/18/2022	Govt Public Notices
LEE dailycommercial.com	2	12/28/2021 - 01/18/2022	Govt Public Notices

Total Order Confirmation	**$144.32**

1/2

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an automotive car wash in the Planned Unit Development (PUD) zoning district.

LOCATION

Vacant parcel located on the southwest corner of State Road 50 and Miss Florida Avenue
Alternate Key #3896569

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

The Planning & Zoning Commission will consider this request on Tuesday, January 4, 2022 at 6:30 PM.

A public meeting to consider this request will be held before the Clermont City Council on Tuesday, January 25, 2022 at 6:30 PM.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk
6680884 12/28, 1/18