



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, June 28, 2022**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. We request everyone to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. These time limits may be extended by the Mayor or by majority vote of the Council. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Meeting Minutes

Consider approval of the May 25, 2022
City Council Retreat minutes

Item No. 2 - Strategic Plan

Consider approval of the Clermont Fire
Department 2022-2027 Strategic Plan.

Item No. 3 - Contract Approval and Budget
Amendment

Consider the fourth contract
amendment between the City of
Clermont and Traverse Group, Inc. to
provide pier removal in the amount of
\$68,583.13 and a corresponding budget
amendment.

UNFINISHED BUSINESS

Item No. 4 - Resolution No. 2022-016R
APC Roofing

Consider tabling Conditional Use
Permit to July 26, 2022.

Item No. 5 - Ordinance No. 2022-019 *Final*
Land Development Code

Consider an amendment to the Code of
Ordinances, Chapter 122 Zoning to add
the section for Wellness Way
Community Design Guidelines.

Item No. 6 - Ordinance No. 2022-027 *Final*
Rogers Place

Consider the annexation of the property
located north of State Road 50 and west
of Auto Plex Lane.

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Item No. 7 - Ordinance No. 2022-028 *Final
Rogers Place*

Consider future land use change from Lake County Regional Commercial to Clermont Commercial designation for property located north of SR 50 and west of Auto Plex Lane.

Item No. 8 - Ordinance No. 2022-029 *Final
Rogers Place*

Consider a zoning change from Lake County Planned Commercial to Clermont Planned Unit Development (PUD) for the property located north of SR 50 and west of Auto Plex Lane.

NEW BUSINESS

Item No. 9 - Ordinance No. 2022-025 *Final
Lost Lake Assemblage*

Consider tabling to July 26, 2022.

Item No. 10 - Ordinance No. 2022-026 *Final
Lost Lake Assemblage*

Consider tabling to July 26, 2022.

Item No. 11 - Ordinance 2022-031 *Intro
Hazardous Materials*

Consider amending Chapter 34, Environment, to add Article VI, Hazardous Materials - Cost Recovery for Incidents.

ADJOURN

Public Notice

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

Meeting agendas are available on the city website and are posted within the first floor of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (352) 241-7331 (Voice) no later than two (2) business days prior to the proceeding or by contacting the City Clerk's Office at cityclerk@clermontfl.org. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

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

City of Clermont
MINUTES
CITY COUNCIL RETREAT
May 25, 2022

CALL TO ORDER

The City Council met in a workshop session on Wednesday, May 25, 2022 in the Clermont City Council Chambers. The retreat was called to order at 9:00 am with the following Council Members present: Mayor Murry, Council Members Pines, Entsuah, Bates, and Purvis.

Other City officials present were City Attorney Mantzaris, and Deputy City Clerk Wisniewski.

OPENING COMMENTS

City Manager Bulthuis stated that the purpose of this retreat is to give an overview of where the City is financially this fiscal year. We are currently working on the proposed budget for this next fiscal year. At this time, we are looking for the goals and priorities of the City Council for next year. Each department has prepared a presentation, and encouraged questions to have a clear understanding of where the department is currently and where they need and want to be moving forward.

Mr. Bulthuis explained that we will be looking at the budget a little differently than we have in years past. Instead of looking at the budget as a whole we will be looking at the General Fund and Infrastructure Fund, which are the two major funds that we operate out of.

AGENDA ITEMS

1. Budget Background and Outlook

City Manager Bulthuis explained that only 40 percent of the revenue in General Fund is from property taxes. Out of a \$36 million budget, only \$17 million comes from property taxes.

Mr. Bulthuis did an overview of expenditures and stated that the majority of the budget goes to the Police and Fire Departments. He stated that the Infrastructure Fund brings in \$4.4 million. The current fiscal year started with \$10.5 million in the Fund Balance.

Council Member Entsuah questioned if the General Fund seems low compared to previous years. Mr. Bulthuis explained that we are close and currently operating on a balanced budget.

Mr. Bulthuis gave an example of how the City budgets for the year. He spoke about the Infrastructure Fund and what he is proposing to do with the funds next fiscal year. A current issue is that the roof at the Arts and Recreation Center needs to be replaced at a cost of \$1 million which needs to be done this fiscal year.

Mr. Bulthuis reviewed the funds allocated to departments and where all the funds have been expended. If it were not for ARPA funds, we would not have been able to finish certain projects this year including Streetscape 3 and the Public Works building. We still have \$4 million remaining of ARPA funds, which is allocated to pay off the current parking lot and buy additional property for additional parking lots downtown.

Next, he reviewed the 2019 General Fund Budget and how it has changed compared to this current fiscal year. Vacant positions and salaries were discussed. Mayor Murry inquired if the current budget includes the pay increase approved by Council, and was told that it was included. Deputy City Manager Davidoff explained that the budget includes new positions, salary increase and new union contracts.

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Mr. Bulthuis reviewed the actual, projected, and revised budget. During the budget workshops, Council will be presented with the department's requests, recommendation from the City Manager and Council approvals.

Discussion ensued about property taxes and the projected growth is approximately \$1.2 million annually. There was discussion on millage rates, tax revenue and the possibility of imposing a Fire Assessment fee. City Attorney Mantzaris stated there is developing methodology for the amount of a Fire Assessment fee and a study can be conducted to determine the amount of funds that fee would generate, if imposed.

Mr. Bulthuis reviewed the budget reports that he receives from each department. The city does not currently use encumbrances so we do not know the year to date expenses until all bills are paid. The City does not currently track expenditures, and the Finance Department does not know until a bill is paid. A new software is being implemented to include encumbrances in order to track year to date expenses in real time.

Council Member Pines expressed concern with maintaining the same millage rate for the last seven years. Mr. Bulthuis spoke about the utility administrative fees collected and the process of transferring funds from water and sewer to subsidize the General Fund. City Attorney Mantzaris stated here is a Bill in Legislature that may return next year that will limit the transfer of funds within government. Council Member Entsuah stated if Council adjusts the millage rate then the citizens need to be informed and educated.

Mr. Bulthuis explained the City will receive the tax rolls in June and will have more information. Discussion commenced regarding impact fees and Mr. Bulthuis explained the City will be conducting an impact fee study to determine adjustments. The impact fees were last adjusted in 2013.

Department Priorities Discussion

Planning and Development Services

Planning Director Henschel gave an overview of the Planning and Development Services department, where they are currently and where they are headed in the next couple years. A couple of the big projects in the department are updating the Comprehensive Plan and annexing properties under the clause of the utility agreements.

Council Member Entsuah inquired about the city contacting owners when annexed into the city. Mr. Henschel explained that staff does speak to the owners. There are two phases of this process and in phase one it is mostly commercial with only one owner. Phase two is subdivisions which is more difficult to speak to each owner.

City Attorney Mantzaris explained that for years the City of Clermont could not legally annex property that was utilizing our utilities until we had an Interlocal Service Boundary Area (ISBA) agreement.

Discussion ensued regarding proposed changes to the Lane Development Code.

City Clerk

Deputy City Clerk Wisniewski reviewed the current statistics of the City Clerk's office and the continuous growth of the department. Ms. Wisniewski reviewed the functions of the department including the cemetery, lien requests, records, and elections.

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City Manager Bulthuis remarked the cemetery will sell out in the next five (5) years and will need to either buy more land or just maintain the existing cemetery once it is sold out. The consensus from Council was to find land to expand the cemetery. There was discussion about the costs and rules and regulations of the cemetery. City Clerk Howe will be presenting proposed changes to the fees and regulations to the Council in the next 60 days.

Information Technology

Information Technology Director Fountain reviewed the I.T. department statistics along with what the department does for the City and every other department in keeping the network up and running to making sure our connections are safe. Mr. Fountain provided an overview of the I.T. department to move forward as the City grows.

There was discussion regarding the fiber throughout the City and that new fiber will need to run to Wellness Way for a Fire Station. Council Member Pines asked about the current servers and the cost to update them. Mr. Fountain said the cost would be approximately \$13,000 and explained as technology changes and updates, there is a need to stay current.

Finance

Finance Director Brosonski reviewed the divisions within the Finance department. Ms. Brosonski provided an overview of utility billing, accounts payable and payroll. She provided statistics on the functions of the department to include bills, customers and phone calls.

Council Member Purvis expressed concern about high water bills and the system purchased to identify leaks and questioned the functionality of the system. City Manager Bulthuis remarked that the meters are connected to antennas. Public Works Director Brunson explained they put antennas with the lift stations and the antennas are not picking up some of the meters. They are conducting a study and are relocating antennas to pick up information. The leaks are identified after 7 consecutive days.

Council discussed the different companies we use for credit cards and inquired about the health insurance fund.

Human Resources

Human Resources Director Ohlinger provided an overview the Human Resources department. There are currently 98 vacancies across the City. A portion of those positions are seasonal employees.

Discussion ensued regarding what is being called “The Great Resignation” and how more employees are leaving companies to work from home, the City’s benefits package along with how to market to prospective employees.

Procurement

Procurement Director Suarez gave an overview of his staff and reviewed the duties of the Procurement department which includes, managing p-cards, fuel cards, and inventory of the city. Procurement also manages all surplus inventory and sell at auction. Mr. Suarez said they are currently working on a Purchase Order system with Finance and expect to go live on October 1, 2022.

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Mr. Suarez provided an update on the future of the department. The Procurement software is 13 years old and will need to be updated.

Building Services

City Manager Bulthuis explained that the Building Department is a fund to itself and the funds are not a part of the General Fund.

Building Services Director Widican gave an overview on the functions of the Building department which include handling Business Tax Receipts and Building Permits. Ms. Widican said they are updating their software and hope to have that done by the end of 2022.

Currently, the department is using a third party vendor to assist with inspections and plan reviews as they search for applicants. Mr. Bulthuis spoke about the industry standard problem with finding inspectors.

Ms. Widican reviewed the residential and commercial projects scheduled for next year and the estimated impact fees the City will receive from the projects.

Parks and Recreation

Parks and Recreation Director Foreman reviewed the strengths, areas of concerns and growth opportunities within the department. The current concern is that the Arts and Recreation Center (ARC) roof needs to be replaced.

Mr. Foreman spoke about the events, shows, community garden, pickle ball and other projects within the department.

Council Member Bates asked about the current state of the roof at the ARC. Facility Manager Suzanne O'Shea stated there are leaks during bad storms. It is difficult to trace where the leaks are coming from because there are so many deficits all over. The current quote to repair the entire roof is \$995,000.

Mayor Murry expressed that this is a priority. Mr. Bulthuis stated the funds are allocated in this year's budget in the infrastructure fund and requested direction from the Council.

Council came to a consensus to move forward to get the roof repaired.

Mr. Bulthuis explained to Council the year started with \$3.1 million in recreation impact fees that are unallocated. The City has received requests to build a skate park however the City does not have enough space to build one. Mr. Bulthuis discussed different properties staff has considered and the options in the area for a skate park.

He requested ideas to use the Recreation impact fees in the future. Discussed ideas such as the 8th Street marina as well as the pool at the Arts and Recreation Center. Also, discussed land for a Community Center with a skate park included.

Deputy City Manager Davidoff informed Council that the State Department of Environmental Protection (DEP) came to us a few weeks ago. When the boat ramp was built, the City had to give away portions of our land uses in order to put the ramp in. They stated that previously they forgot to tell us that the original boat ramp at 4th Street needed to be removed. The cost to remove that boat ramp is \$79,000 and have given the city time to remove it.

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Commissioner Parks

Commissioner Parks gave an overview of what is going on in the County. He stated that new roads are all on track despite having no asphalt for days because of supply issues.

Council Member Purvis asked if Hartwood Marsh Road was being pushed back a year, and was told by Mr. Parks that he is looking into it. City Manager Bulthuis explained that the cost for the road will be \$13 million. Currently Lake County is having to provide full funding at the start of the project. There is funding from the State forthcoming which Lake County can allocate two years in advance. If Lake County waits a year to start the road, they have the opportunity to have \$7 million in advance of the project. Mr. Parks expressed this is the number one project in the County.

They discussed the Hancock Road design and the building of Hooks Street.

Discussion ensued regarding property owned by the City of Clermont and partnering with Lake County to build affordable housing. Mr. Parks talked about the Strong Towns presentation and the process.

Fire Department

Fire Chief Ezell provided an overview of the department and staff. Chief Ezell reviewed the priorities of the Fire Department. Chief Ezell spoke about the community driven strategic plan and will present the plan to Council for them review and provide feedback.

The current priority is cancer prevention. The Fire Department will be purchasing an additional filter on the trucks to filter the diesel smoke that comes out when they start the trucks.

Chief Ezell stated the Fire Department has a number 1 ISO rating. Council Member Purvis asked if the houses in Wellness Way can cause us to lose the number 1 rating since they are further from a fire station. The City is working on that but it could be a possibility.

Chief Ezell reviewed the priorities for 2023 including personnel, training, and equipment. There was also discussion about the fire station that needs to be built in Wellness Way and if the building will be a joint Police and Fire building.

City Manager Bulthuis spoke about Fire Station 2 and the impact on that station with Wellness Way coming. There is no current funding in place to build a section off Hancock Road and this road is vital to us. Until we build a fire station in Wellness Way, Hancock would be a straight shot from Fire Station 2 instead of having to go out to U.S. 27. He provided an update on the status of Fire Station No. 2. It will cost approximately \$10 to 12 million. The City would have to issue a 15 year bond to pay for it. It would hit the General Fund annually at \$1 million per year. The City is currently at 8 to 9 months to design the building and a year to build.

The consensus from Council was to move forward

There was discussion regarding Wellness Way including properties and paying for buildings.

CLOSING COMMENTS

City Manager Bulthuis stated that Public Works and Police Department presentations will be presented to Council at the next workshop.

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ADJOURN: With no further comments, this workshop adjourned at 5:05pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Strategic Plan		
Requested Action		
Request approval of the Clermont Fire Department 2022-2027 Strategic Plan.		
Staff Report		
The last strategic plan was a five-year plan spanning from 2017-2022. The plan is due to be updated and is required to complete the re-accreditation process. Consultants were invited in to facilitate the updated plan. The Fire Department requests the City Council approve the submitted plan.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Clermont Fire Department - Strategic Plan 2022-2027 Final	Clermont Fire Department - Strategic Plan 2022-2027 Final .pdf	



CLERMONT FIRE DEPARTMENT

2022-2027

STRATEGIC PLAN



Facilitated by



Center for
Public Safety
Excellence

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Introduction

The Clermont Fire Department (CFD) provides an all-hazards approach in protecting the lives and property of the residents, businesses, and visitors of Clermont, Florida. CFD is consistently working to achieve and/or maintain the highest level of professionalism and efficiency on behalf of those it serves, and thus, contracted with the Center for Public Safety Excellence® (CPSE) to facilitate a method to document the department's path into the future via a "Community-Driven Strategic Plan." The following strategic plan was written with a basis in the Commission on Fire Accreditation International's® (CFAI) fire and emergency service accreditation model and is intended to guide the department within established parameters set forth by the authority having jurisdiction.

The CPSE utilized the community-driven strategic planning process to go beyond just the development of a document. It challenged the department's members to critically examine paradigms, values, philosophies, beliefs, and desires and challenged individuals to work in the best interest of the "team." It further provided the department with an opportunity to participate in developing the department's long-term direction and focus. Community and department stakeholders' groups demonstrated commitment to this important project and remain committed to the document's completion and plan execution.

CLERMONT FIRE DEPARTMENT | STRATEGIC PLAN

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Organizational Background

The Clermont Fire Department was first organized in 1923, with all members being volunteers. Over the years, the organization's evolution changed from its original all-volunteer form. In 1999, in response to a rapidly growing city, the Clermont Fire Department became a combination department consisting of paid and volunteer members. Advanced life support services with paramedics were implemented in 2001. The transition to a fully paid department occurred in 2010. The performance of the department's men and women has earned accreditation by the fire service industry through the CPSE. In addition, the public protection services delivered by the department have been rated as "Class 1" by the insurance industry in 2020.

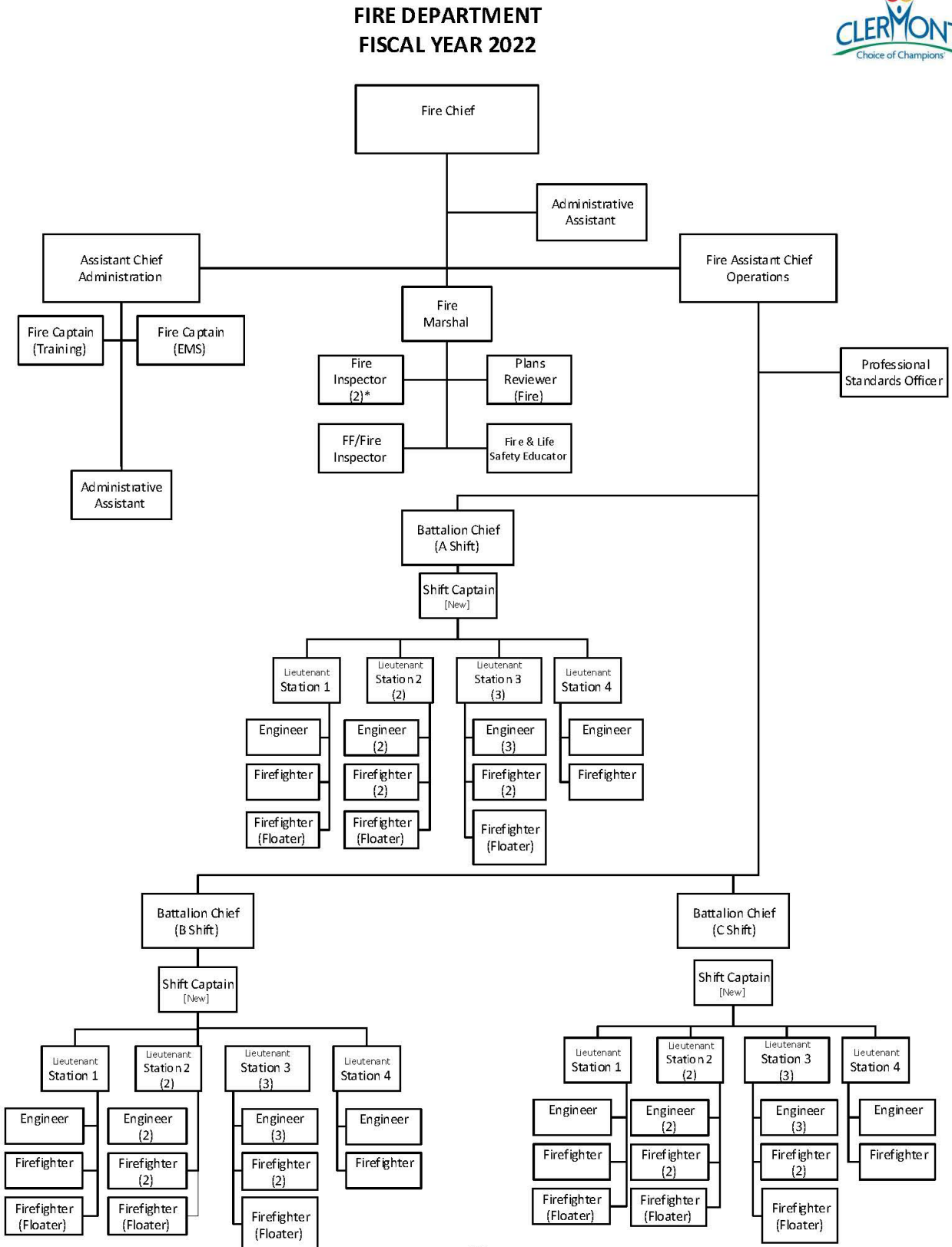


The Clermont Fire Department serves an approximate population of 44,000 residents. In addition, the local area has thousands of visitors and many others who are employed within the community. Growth and increase in population have and will provide for specific risks for which the Clermont Fire Department considers, prepares, and deploys its resources.



Today, CFD reflects on its history and remains committed to providing all-hazards emergency services and education to its community with flexibility, integrity, and accountability. The department continues to honor its community by providing quality services through its proactive focus on risks and deployment from four stations located strategically throughout the 19.1 square miles of coverage area. Staffed to support the community, CFD embraces its future vision and excellence in service delivery.

Organizational Structure



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*(1) Fire Inspector is ARPA Funded

Community-Driven Strategic Planning

For many successful organizations, the community's voice drives their operations and charts the course for their future. A community-driven emergency service organization seeks to gather and utilize the needs and expectations of its community in the development and/or improvement of the services provided. A community-driven strategic planning process was used to develop this strategic plan to ensure the community remains a focus of the department's direction.

A strategic plan is a living management tool that provides short-term direction, builds a shared vision, documents goals and objectives, and optimizes the use of resources. Effective strategic planning benefits from a consistent and cohesively structured process employed across all levels of the organization. Planning is a continuous process with no clear beginning and no defined end. While plans can be developed regularly, it is the process of planning that is important, not the publication of the plan itself. Most importantly, strategic planning can be an opportunity to unify the management, employees, and stakeholders through a shared understanding of where the organization is going, how everyone involved can work to that common purpose, and how progression and success will be measured.



Community Stakeholders Work Session

The Community–Driven Strategic Planning Process Outline

1. Define the programs provided to the community.
2. Establish the community's service program priorities and expectations of the organization.
3. Identify any concerns the community may have about the organization and aspects that the community views positively.
4. Revisit the mission statement, giving careful attention to the current services and programs and which logically can be provided in the future.
5. Revisit the values of the organization's membership.
6. Identify the internal strengths and weaknesses of the organization.
7. Identify areas of opportunity or potential threats to the organization.
8. Identify the organization's critical issues and service gaps.
9. Determine strategic initiatives for organizational improvement.
10. Establish a realistic goal and objectives for each initiative.
11. Identify implementation tasks for the accomplishment of each objective.
12. Determine the vision of the future.
13. Develop organizational and community commitment to accomplishing the plan.



Community Stakeholders Work Session

Process and Acknowledgements

The Center for Public Safety Excellence acknowledges and thanks the community and department stakeholders for their participation and input into this community-driven strategic planning process. The CPSE also recognizes Fire Chief David Ezell and the team of professionals who participated for their leadership and commitment to this process.

Development of this strategic plan took place in November 2021, beginning with meetings hosted by a representative from the CPSE for community members (as named in the following table). The department identified community stakeholders to ensure broad representation. The community stakeholders were comprised of some who reside or work within the Clermont Fire Department's coverage area and some who were recipients of CFD's service(s).

Clermont Fire Department Community Stakeholders

- | | | | |
|---------------------------|----------------------|------------------|-------------------|
| • Donald Adams | • Darren Johnson | • Jan Otero | • Gayle Tomasini |
| • Flory Barahona | • Vincent LaBombardi | • Dani Page | • David Wallace |
| • Nate Edmunds | • J. Brian Miles | • Paul Perrino | • Scott Whipple |
| • Barbara Evenden | • Chris Miller | • Jeff Powell | • Cuqui Whitehead |
| • Desmond Fitzpatrick, MD | • Tim Murry | • Freddy Suarez | • Ed Whitehead |
| • Charlene Forth | • Vincent Niemiec | • Otis Taylor | |
| • Barbara Hollerand | • Sheri Olson | • Erich Thiemann | |



Community Stakeholders Work Session

Community Group Findings

A vital element of the Clermont Fire Department's organizational philosophy is having a high level of commitment to the community and recognizing the importance of community satisfaction. Thus, the department invited community representatives to provide feedback on services provided by the department. Respondents were asked to provide a prioritized perspective of the programs and services provided by the department. Additionally, input was gathered during the meeting that revolved around community expectations and concerns (prioritized) and positive and other comments about the department. Specific findings of the community stakeholders are provided in the appendix of this document. The department stakeholders utilized the full feedback from the community stakeholders in understanding the current challenges encountered within the organization. Additionally, the community stakeholders' feedback provided a process to ensure alignment with the work completed on the organizational mission, values, vision, and goals for improvement.

Community Priorities

To best dedicate time, energy, and resources to services most desired by its community, the Clermont Fire Department needs to understand what the customers consider to be their priorities. With that, the community stakeholders were asked to prioritize the programs offered by the department through a process of direct comparison. The results were as follows:

Programs	Ranking	Score
Emergency Medical Services	1	145
Fire Suppression	2	139
Technical Rescue	3	131
Emergency Management	4	90
Hazardous Materials Management	5	81
Prevention	6	76
Water Rescue	7	72
Fire Investigation	8	52
Public Fire and Life Safety Education	9	42

See Appendix 1 for a complete list of the community findings, including expectations, areas of concern, positive feedback, and other thoughts and comments.

Department Stakeholder Group Findings

The department stakeholder work sessions were conducted over three days. These sessions served to discuss the organization's approach to community-driven strategic planning, focusing on the department's mission, values, core programs, and support services. Additionally, focus was given to the department's perceived strengths, weaknesses, opportunities, and threats. The work sessions involved a stakeholder group that represented a broad cross-section of the department, as named and pictured below.

Clermont Fire Department Stakeholders

- Luke Brear
- Jacob Greenwell
- Sarah Jones
- Steven Smith
- Bryan Bull
- Steven Hage
- Peter Marra
- Tim Smith
- Rick Casler
- Jon Hanlon
- Pam McDuffee
- Russ Stromberg
- Ty Chapel
- Daryl Hyatt
- Aaron Nickerson
- Ryan Vollmer
- Steven Elliott
- Fernando Jimenez
- Mike Rock
- Micah Warren
- David Ezell
- Kathy Johnston
- Sean Sacco



Department Stakeholders

Mission

The mission provides an internal aspect of the existence of an organization and, to a degree, an empowering consideration for all department members. The purpose of the mission is to answer the questions:

- Who are we?
- Why do we exist?
- What do we do?
- Why do we do it?
- For whom?

A workgroup met to revisit the existing mission and, after ensuring it answered the questions, the following mission statement was created, discussed, and accepted by the entire group:

Clermont Fire Department exists to protect life and property by providing a highly trained all-hazards response to our community through our commitment to compassionate and professional service.



Department Stakeholders Work Session

Values

Values embraced by all members of an organization are extremely important, as they recognize the features that make up the personality and culture of the organization. A workgroup met to revisit the existing values and proposed a revision that was discussed, enhanced further, and agreed upon by the entire group:

Integrity through honesty, respect, and ethics.

Professionalism through dependability, teamwork, education, and training.

Leadership through innovation, discipline, and mentorship.

The mission and values are the foundation of this organization. Thus, every effort will be made to keep these current and meaningful to guide CFD members in accomplishing department goals, objectives, and day-to-day tasks.

In addition to the department's values, a previously developed document of "I will be a Champion" provides clarity and expectations for the department's members.

Programs and Services

To ensure a deeper focus exists in determining issues and gaps within an organization, there must be a delineation between core programs and supporting services. Core programs are those core deliverables provided by the department, and supporting services are all the internal and external programs and services that help the CFD deliver its core programs.

The importance of understanding the difference is that issues and gaps may exist in core programs or supporting services. The department's strategic approach may bring forth different considerations for improvement. Additionally, supporting services may be internal or external to the organization and requires understanding how the difference impacts their location within the analysis of strengths, weaknesses, opportunities, and threats if identified. Finally, the department stakeholders must understand that many local, state, and national services support its delivery of the identified core programs.

Through a facilitated brainstorming session, the department stakeholders agreed upon the core programs provided to the community and many of the supporting services that support the programs. This session provided the sought understanding of the differences and the key elements of the delineation.

SWOT Analysis

An organization candidly identifies its positive and negative attributes through a SWOT analysis (strengths, weaknesses, opportunities, and threats). The SWOT analysis also provides an opportunity for an organization to evaluate its operating environment for areas it can capitalize on and those that pose a danger. Department stakeholders participated in this activity to record CFD's strengths and weaknesses and the possible opportunities and potential threats. Information gathered through this analysis guides the more significant issues and gaps that exist within the agency. The information gleaned will assist the agency in finding its broader critical issues and service gaps. *SWOT data collected from department stakeholders can be found in Appendix 2.*



Department Stakeholders Work Session

Critical Issues and Service Gaps

Following the identification and review of the department's SWOT, two separate groups of department stakeholders met to identify themes as primary critical issues and service gaps (*found in Appendix 3*). The critical issues and services gaps identified by the stakeholders provided further guidance toward identifying strategic initiatives, which ultimately led to the development of goals, objectives, critical tasks, and timelines.

Strategic Initiatives

Based upon all previously captured information and the determination of critical issues and service gaps, the following strategic initiatives were identified as the foundation for developing goals and objectives.

- Physical Resources
- External Communications
- Delivery of EMS
- Human Capital Management
- Internal Communications
- Health and Safety
- Training and Education

Goals and Objectives

To continuously achieve the mission of the Clermont Fire Department, realistic goals and objectives with timelines for completion must be established. These will enhance strengths, address identified weaknesses, provide a clear direction, and address the community's concerns. These should become a focus of the department's efforts, as they will direct the organization to its desired future while reducing the obstacles and distractions along the way. Leadership-established workgroups should meet and manage progress toward accomplishing these goals and objectives and adjust timelines as needs and the environment change. Regular reports of progress and changes should be shared with the CFD's leadership.

Goal 1

Improve procurement and maintenance of physical resources to enhance operational readiness and effectiveness for the community.

Objective 1A Evaluate and improve the status of department vehicles to ensure operational readiness.

Timeframe	18 months	Assigned to:	Logistics Officer
Critical Tasks	☐ Create a Physical Resource Committee involving personnel from all ranks. ☐ Identify current apparatus needing repair/maintenance. ☐ Identify current apparatus in need of replacement. ☐ Evaluate the effectiveness of the current maintenance program. ☐ Prepare a report of findings based on committee recommendations. ☐ Seek funding and approval based on recommendations. ☐ Revise current maintenance program to improve effectiveness. ☐ Deploy an effective maintenance tracking program. ☐ Conduct workforce analysis to determine the need for a fire department emergency vehicle technician (EVT). ☐ Submit recommendations based on workforce analysis. ☐ Develop and implement a vehicle replacement plan. ☐ Annual review of implemented changes and programs.		
Funding	Capital Costs: \$3,150,000	Consumable Costs: \$1,500	
Estimate	Personnel Costs: \$1,800	Contract Services Costs: \$150,000/year	

Objective 1B Review current deployment of stations and facilities to ensure adequate response time and updated facilities that are safe, secure, and meet departmental needs.

Timeframe	24 months	Assigned to:	Assistant Chief of Administration
Critical Tasks	☐ Establish a Physical Resources Committee (PRC) to analyze current station locations using approved methods. ☐ Identify areas with unacceptable response times. ☐ Submit finding of apparatus and personnel relocation, or addition, if recommended. ☐ Annual safety inspections of stations to be conducted by the Safety Committee. ☐ PRC shall evaluate the need for updates to current stations. ☐ PRC shall provide recommendations for station updates needs. ☐ Identify and procure land for needed facilities (stations, logistics supply, training). ☐ Recommended facilities to be constructed based on the analysis of city growth and department needs. ☐ Secure funding for updates, procurement of land, and construction of facilities. ☐ Require annual maintenance inspection of facilities by city facilities maintenance, or outside sources, if needed. ☐ Annual recommendation of station updates and necessary repairs by company officers. ☐ Implement annual updates. ☐ Conduct continual reviews of facilities and their effectiveness.		
Funding	Capital Costs: \$3,450,000	Consumable Costs: \$1,500	
Estimate	Personnel Costs: \$7,200	Contract Services Costs: \$25,000	

Objective 1C Evaluate the current logistics program's effectiveness to always ensure operational readiness.

Timeframe	24 months	Assigned to:	Assistant Chief of Operations/ Logistics Officer
Critical Tasks	☐ PRC (or other assigned committee) shall analyze the effectiveness of the current logistics program. The analysis should include a review of the maintenance and repair cost, and a review of the status of: ○ Logistics personnel (quantity of personnel and effectiveness) ○ Loose equipment (quantity, quality, availability, service life, and newer technologies) ○ Personal protective equipment (PPE) (quantity, quality, availability, age, service life, and newer technologies) ○ Uniforms ○ Logistics/storage facility (size, effectiveness, organization, service life, and newer technologies) ☐ Increase ability to replace broken or needed equipment in a timely manner. ☐ Increase ability to repair broken equipment in a timely manner. ☐ Develop and adopt a uniformity/standardization of equipment policy for the duration of the plan. ☐ The assigned committee shall then submit a report of their findings with a recommendation as to what should be changed or retained. ☐ At the committee's recommendation, the logistics manager shall implement the recommendations from the committee in an expedient and effective manner. ☐ PRC or another assigned committee shall conduct a bi-annual (every two years) review of the program.		
Funding	Capital Costs: N/A	Consumable Costs: \$500	
Estimate	Personnel Costs: \$7,200	Contract Services Costs: N/A	

Objective 1D Ensure peak performance, CFD shall review all objectives, thus ensuring a perpetual state of operational readiness.

Timeframe	12 months-ongoing	Assigned to:	Assistant Chiefs and Logistics Officer
Critical Tasks	☐ Perform a complete annual fleet review. ☐ Perform a complete annual facilities review. ☐ Perform a complete annual logistics review. ☐ Committee will compile a list of recommendations. ☐ Implement changes per recommendations. ☐ Develop an annual department opinion and survey. ☐ Revise plans annually, or sooner if required.		
Funding	Capital Costs: N/A	Consumable Costs: N/A	
Estimate	Personnel Costs: \$1,800	Contract Services Costs: N/A	

Goal 2

Enhance and improve the organizational structure to pace community growth and ensure the highest level of service delivery to the community and department.

Objective 2A Develop a plan to recruit quality staff to ensure the highest level of service to the community.

Timeframe	6 months	Assigned to:	Training Division
Critical Tasks	☐ Create a committee of multi-level members representing the administration, suppression, and prevention to develop a recruitment plan. ☐ Establish points of contact with educational partners. ☐ Utilize social media and additional advertising outlets to ensure a more expansive and diverse group of people are reached during recruitment efforts. ☐ Identify team members to represent the agency and attend local recruitment events and job fairs. ☐ Improve and re-imagine the cadet program to identify potential future firefighters.		
Funding	Capital Costs: N/A	Consumable Costs: \$2,500	
Estimate	Personnel Costs: \$7,200	Contract Services Costs: N/A	

Objective 2B Analyze and improve the effectiveness of service delivery to the community.

Timeframe	9-12 months	Assigned to:	Fire Chief and Data Specialist
Critical Tasks	☐ Develop and implement an aggressive staffing model to maximize positive outcomes during emergency responses. ☐ Analyze the effectiveness of first due and effective response force arrivals to shorten mitigation of all emergencies. ☐ Initiate annual survey to citizens to determine the effectiveness of service delivery to the community.		
Funding	Capital Costs: N/A	Consumable Costs: N/A	
Estimate	Personnel Costs: N/A	Contract Services Costs: \$10,000	

Objective 2C Create a succession plan that effectively addresses all positions and prepares employees to advance within the organization.

Timeframe	9-12 months	Assigned to:	Fire Chief and Training Division
Critical Tasks	☐ Consult with the current Personal Development and Succession Committee to expand current efforts into a fully developed succession plan. ☐ Encourage current and future team members to prepare for potential promotional opportunities to maximize a competitive process. ☐ Use current leadership to identify team mentors at all organizational levels to prepare the next generation of leaders. ☐ Initiate a qualification and training process for mentors to develop skills needed to be an effective mentor.		
Funding	Capital Costs: N/A	Consumable Costs: \$1,500	
Estimate	Personnel Costs: \$16,200	Contract Services Costs: N/A	

Objective 2D	Evaluate and enhance administrative and support services to effectively support the established service delivery program.		
Timeframe	6 months	Assigned to:	Assistant Chief of Administration
Critical Tasks	☐ Initiate annual survey to fire department personnel to determine the effectiveness of service delivery to the department. ☐ Determine the effectiveness of assignment distribution and the ability to achieve tasks in a timely manner to identify the need for additional staff. ☐ Distribute a 360-degree evaluation for department leadership from the lieutenant up to the fire chief to identify opportunities for improvement.		
Funding	Capital Costs: N/A		Consumable Costs: N/A
Estimate	Personnel Costs: N/A		Contract Services Costs: \$500/year
Objective 2E	Review and revise all elements of human capital to ensure objectives are meeting the effectiveness and readiness of the department to serve the community.		
Timeframe	18 months-ongoing	Assigned to:	Battalion Chiefs
Critical Tasks	☐ Conduct an annual review of effective implementation of all objectives to determine efficiency. ☐ Revise as needed. ☐ Distribute achievements and opportunities for improvement to city administration and council members to provide transparency of department accomplishments.		
Funding	Capital Costs: N/A		Consumable Costs: N/A
Estimate	Personnel Costs: N/A		Contract Services Costs: N/A

Goal 3

Ensure the best possible EMS delivery in the community by evaluating and improving the patient transport and ambulance service capability.

Objective 3A Evaluate the status of patient transport services to the City of Clermont to identify potential deficiencies and remedies.

Timeframe 2 months **Assigned to:** EMS Division

- Critical Tasks**
- ☐ Establish EMS Service Review Committee with members of all ranks.
 - ☐ The committee shall review the delivery of EMS services and transport inside the City of Clermont, including:
 - Current transport unit deployment model
 - Current wait times for transport units
 - Current quality of patient care and interoperability between agencies
 - Availability of transport units for the City of Clermont
 - Review current deployment of CFD ALS services
 - Review current response times of CFD ALS services
 - ☐ Create a report of findings.

Funding Capital Costs: N/A Consumable Costs: \$500

Estimate Personnel Costs: \$12,600 Contract Services Costs: N/A

Objective 3B Develop a plan to improve the quality of EMS transport services for the City of Clermont.

Timeframe 2 months **Assigned to:** EMS Division

- Critical Tasks**
- ☐ EMS Service Review Committee shall review the findings to identify areas needing improvement.
 - ☐ Develop remedies for services needing improvement within the City of Clermont.
 - ☐ Submit recommendations for the improvement of EMS transport services.
 - ☐ Seek funding for needed improvements.
 - ☐ Create a capital purchasing plan for remedies (units, supplies, and logistics).
 - ☐ Conduct a workforce study to determine staffing needs for remedies.
 - ☐ Create a staffing model for remedy (field, logistics, and administrative personnel).
 - ☐ Submit the staffing model to the city manager for review and approval.
 - ☐ Seek funding for the staffing model, as appropriate.

Funding Capital Costs: \$2,230,610 Consumable Costs: \$448,141/year

Estimate Personnel Costs: \$2,688,669 Contract Services Costs: N/A

Objective 3C	Implement remedies identified to ensure optimal patient care and transport for the City of Clermont.		
Timeframe	12-24 months	Assigned to:	EMS Division
Critical Tasks	☐ Obtain needed licensing and certificates from appropriate entities (to include a certificate of need). ☐ Secure medical director(s) and protocols. ☐ Secure medical supplier(s) contract(s). ☐ Obtain billing services (through department staffing or contracted). ☐ Execute purchases of equipment, units, and supplies. ☐ Implement recommended staffing model for transport service. ☐ Evaluate deployment of service every six months for the first two years. ☐ Revise deployment model to ensure optimal efficiency of transport and patient care as issues are identified.		
Funding	Capital Costs: See 3B		Consumable Costs: See 3B
Estimate	Personnel Costs: See 3B		Contract Services Costs: See 3B
Objective 3D	Ensure peak performance - CFD shall review all objectives, thus ensuring optimal patient care and transport for the City of Clermont.		
Timeframe	12 months-ongoing	Assigned to:	EMS Division
Critical Tasks	☐ Perform a monthly EMS patient care review (quality assurance program). ☐ Perform a transport service effectiveness review (wait times, response times, deployment, availability of units, interagency operability, turn-around time, unit utilization hours, etc.). ☐ Perform a billing service review. ☐ Perform an interagency operability review. ☐ Perform a staffing model review. ☐ Implement corrections as needed.		
Funding	Capital Costs: See 3B		Consumable Costs: See 3B
Estimate	Personnel Costs: See 3B		Contract Services Costs: See 3B

Goal 4

Enhance positive interactions with the community and external agencies through various mediums, resulting in active engagement from the public.

Objective 4A	Expand current public education strategies by increasing the number and variety of programs and ensuring messaging remains consistent and available to a broad audience, resulting in an increased public awareness of fire and life safety.		
Timeframe	12 months-ongoing	Assigned to:	Fire and Life Safety Educator
Critical Tasks	☐ Fire and life safety educator shall create a survey to evaluate the efficacy of current public education messages using a bifurcated approach with internal and external stakeholders. ☐ Review data for previous public education events to determine the efficiency of staffing and resources related to the program. ☐ Use the results of the comprehensive assessment and analytics to justify additional personnel or job reclassification. ☐ Expand education division to include targeted education programs and increase the department's social media presence. ☐ Continue to use surveys to evaluate the efficiency of the public education program.		
Funding	Capital Costs: \$5,000		Consumable Costs: \$1,000
Estimate	Personnel Costs: \$42,000		Contract Services Costs: N/A

Objective 4B	Introduce the community to the fire service by inviting them into day-to-day operations, thereby increasing awareness of what the department does and how it strives to serve the community.		
Timeframe	12 months-ongoing	Assigned to:	Fire and Life-Safety Educator
Critical Tasks	☐ Fire and life safety educator shall identify programs that bring the community into the fire day-to-day operations and increase awareness of the fire department's role in the community. ☐ Once identified, develop and implement programs such as car seat checks, smoke detector battery changes, juvenile firesetter, fire cadets, ride along, and open house. ☐ Fire prevention shall explore funding options through grants, public/private partnerships, and traditional sources. ☐ Selected programs will be evaluated for effectiveness annually by the fire and life safety educator and revised as needed.		
Funding	Capital Costs: N/A		Consumable Costs: \$1,600/year
Estimate	Personnel Costs: \$46,410		Contract Services Costs: N/A

Objective 4C	Establish better working relationships with outside entities by actively engaging with community partners, improving cooperation and operational compatibility.		
Timeframe	12 months-ongoing	Assigned to:	Fire and Life Safety Educator and Firefighter S. Hage
Critical Tasks	☐ Administration will develop and analyze the status of effectiveness of current relationships and agreements. ☐ Administration, in cooperation with the Local 4350, shall implement strategies to improve cooperation and compatibility with city hall, public/private partnerships, and outside agencies. ☐ Implement annual organizational meeting to evaluate the effectiveness of external engagement. ☐ Revise and review.		
Funding	Capital Costs: N/A		Consumable Costs: \$1,500/year
Estimate	Personnel Costs: \$3,600		Contract Services Costs: N/A
Objective 4D	Evaluate current external communication strategies to better assist the community through researching demographics, fire and EMS call volume, and planning for potentially hazardous situations, resulting in better capabilities to serve residents.		
Timeframe	12 months-ongoing	Assigned to:	Fire and Life Safety Educator
Critical Tasks	☐ Fire and life safety educator shall compile demographic data to assist in creating a community risk reduction program. ☐ Based on the community risk reduction plan, develop criteria to be used by the City of Clermont as guidance for new developments. ☐ Emergency management shall review current special event policies for areas of improvement for emergency and event management to include intra-agency cooperation. ☐ Identify opportunities for improvement.		
Funding	Capital Costs: N/A		Consumable Costs: \$500
Estimate	Personnel Costs: \$3,600		Contract Services Costs: N/A

Goal 5

Develop, implement, support, and maintain an effective and comprehensive department-wide education and training program that promotes safety, wellness, and professional development.

Objective 5A	Conduct a comprehensive assessment to evaluate the current training program against federal, state, and local standards.		
Timeframe	12 months-ongoing	Assigned to:	Training Division
Critical Tasks	☐ The training division will conduct a review of the external stakeholder survey. ☐ Fire department administration will develop, conduct, and analyze an internal department survey. ☐ The training division will review federal, state, and local standards for compliance with the current training program. ☐ Develop, conduct, and analyze point of contact (external customer service satisfaction) survey using a third-party vendor. ☐ The training division will identify training priorities annually based on multiple internal and external sources. ☐ The training division will review training records compliance monthly.		
Funding	Capital Costs: N/A		Consumable Costs: \$500
Estimate	Personnel Costs: \$8,640		Contract Services Costs: \$12,000
Objective 5B	Develop core service training programs to include current and future needs.		
Timeframe	12 months-ongoing	Assigned to:	Assistant Chief of Administration and Training Division
Critical Tasks	☐ Administration will define core service programs: EMS, fire suppression, special operations, health and wellness, management, leadership, emergency management, safety and risk management, fire prevention, public fire and life safety. ☐ Administration will assign a program manager for each core service. ☐ The program manager will facilitate the development of each program based on the needs identified in the comprehensive assessment.		
Funding	Capital Costs: N/A		Consumable Costs: \$12,000
Estimate	Personnel Costs: \$1,036,800		Contract Services Costs: N/A
Objective 5C	Implement training using internal and external resources, technology, and mentorship programs.		
Timeframe	24 months-ongoing	Assigned to:	Training Division
Critical Tasks	☐ Each program manager will identify instructors and subject matter experts to deliver the training. ☐ The training division will coordinate and develop a training schedule and publish it department-wide annually by the first week in December. ☐ The training division will locate and secure suitable training sites and resources based on course needs and timeframe. ☐ The training division will coordinate with operations to ensure staff attendance no less than 14 days before the training.		
Funding	Capital Costs: N/A		Consumable Costs: \$5,500/year
Estimate	Personnel Costs: \$32,805/year		Contract Services Costs: \$25,000/year

Objective 5D	Support infrastructure that addresses the training program, staffing, fixed facilities, and funding.		
Timeframe	60 months-ongoing	Assigned to:	Training Division
Critical Tasks	☐ Administration and City of Clermont will develop a five-year plan for location, design, and construction of an NFPA compliant (1402, 1403, 1500 FSS 633 and FAC 69A) fixed training facility and equipment.		
	☐ Administration and City of Clermont will identify and create contractual agreements with local training partners.		
	☐ Administration will identify the need for increased staffing and logistics to support the expansion of the training division.		
	☐ The department will utilize recommended ratios for high and low risk trainings based on current NFPA standards.		
	☐ The City of Clermont and fire department administration will identify funding resources to support the training program through grants, public/private partnerships, and traditional funding on an annual and ongoing basis.		
	☐ The department will recruit and hire a grant writer to research, write, and manage grants to support the training division.		
Funding	Capital Costs: \$2,212,250	Consumable Costs: N/A	
Estimate	Personnel Costs: \$156,810/year	Contract Services Costs: \$15,000/year	
Objective 5E	Review and evaluate the effectiveness of the training and education processes and implement recommendations.		
Timeframe	12 months-ongoing	Assigned to:	Training Division
Critical Tasks	☐ Administration will develop and analyze the effectiveness of the training program through course assessments, agency performance analysis, and personnel evaluations.		
	☐ The training division will review federal, state, and local standards for compliance with the current training program.		
	☐ The training division will review and revise-training programs based on point of contact survey using third-party vendor results, course assessments, and personnel evaluations.		
	☐ The training division will review training priorities and make recommendations annually based on department outcomes.		
	☐ The training division will review training records for annual compliance.		
Funding	Capital Costs: N/A	Consumable Costs: N/A	
Estimate	Personnel Costs: \$1,800/year	Contract Services Costs: \$1,500/year	

Goal 6

Enhance internal communications to improve consistency, standardization, accountability, and internal relationships.

Objective 6A	Review and update department operating guidelines (DOGs) to provide consistent and relevant directions for the operation of the Clermont Fire Department.		
Timeframe	3-6 months	Assigned to:	Assistant Chief of Operations
Critical Tasks	☐ Create a DOG coordinator position to arrange meetings and facilitate the process. ☐ Establish a committee comprised of a minimum of one personnel of each rank per shift. A union member will be requested to attend meetings. ☐ Committee member vacancies shall be reviewed annually. ☐ Committee members shall create a DOG revision and request form for department submissions. ☐ The committee shall meet monthly until all DOG's have been reviewed and updated. ☐ The committee shall review all submitted revision and request forms. ☐ Once the current set of DOGs has been reviewed and updated, meetings can move to quarterly. ☐ Submit draft DOGs to the union to review. ☐ New and updated DOGs shall be reviewed and approved by the executive staff within 30 days following review by the union.		
Funding	Capital Costs: N/A		Consumable Costs: \$500
Estimate	Personnel Costs: \$9,000		Contract Services Costs: N/A
Objective 6B	Ensure policies and procedures are being followed to achieve uniform accountability throughout all positions in the Clermont Fire Department.		
Timeframe	3-6 months	Assigned to:	Assistant Chief of Operations/ Shift Commanders
Critical Tasks	☐ All personnel will be encouraged to submit any DOG compliance issues that cannot be handled at the company level up the chain of command. ☐ All submissions will be reviewed by staff in the scheduled operations meetings. ☐ The direct supervisor shall address compliance issues per the city policies and department guidelines. ☐ If there is an issue identified in the DOG's, the issue will be sent to the DOG Coordinator and reviewed in the next committee meeting. ☐ DOG updates will be made as necessary.		
Funding	Capital Costs: N/A		Consumable Costs: N/A
Estimate	Personnel Costs: N/A		Contract Services Costs: N/A

Goal 7

Provide for and improve upon the overall health, safety, and wellness for all department members to ensure employee longevity, work-life balance, and delivery of the best possible service to the community.

Objective 7A Develop a comprehensive plan to ensure the health of department members.

Timeframe	12 months	Assigned to:	Assistant Chief of Administration
Critical Tasks	☐ Continue annual NFPA 1582 compliant physicals. ☐ Partner with the city's health and wellness coordinator to deliver programs specific to improving health within the fire department. ☐ Utilize subject matter experts to provide education on nutrition and diet. ☐ Continually evaluate and identify programs that will improve the health of the department's members.		
Funding	Capital Costs: N/A	Consumable Costs: N/A	
Estimate	Personnel Costs: N/A	Contract Services Costs: \$1,000 per employee	

Objective 7B Develop a comprehensive plan to ensure the safety of department members.

Timeframe	6-9 months	Assigned to:	Safety Officer
Critical Tasks	☐ Review and update current safety plans and guidelines to identify opportunities for improvement. ☐ Partner with League of Cities risk management coordinator for safety improvements to fire department facilities. ☐ Encourage team participation in identifying potential safety concerns. ☐ Continue and enhance annual EVOC training focusing on pre-trip inspections, safe operation, and identifying potential maintenance issues. ☐ The Health and Safety Committee will review and evaluate all incidents involving injuries to personnel or accidental property damage, identifying opportunities for improved safety.		
Funding	Capital Costs: N/A	Consumable Costs: N/A	
Estimate	Personnel Costs: \$4,320	Contract Services Costs: NA	

Objective 7C Identify, develop, and implement a comprehensive plan to ensure the mental wellness of department members and their families.

Timeframe	3 months-ongoing	Assigned to:	Assistant Chief of Administration
Critical Tasks	☐ Continued education from external subject matter experts for peer team training and development. ☐ Identify resources to make mental wellness programs available to personnel of diverse backgrounds. ☐ Quarterly visits by peer team members to create comfort and trust with department members. ☐ Family support through an introduction to the fire service to help identify and encourage an improved understanding of comprehensive family wellness. ☐ Continually evaluate and identify programs that will improve the mental wellness of the department's members.		
Funding	Capital Costs: N/A	Consumable Costs: N/A	
Estimate	Personnel Costs: \$9,000/year	Contract Services Costs: N/A	

Objective 7D Develop a comprehensive plan to ensure the fitness of department members.

Timeframe	12 months-ongoing	Assigned to:	Training Division
Critical Tasks	☐ Create a committee of multi-level members to develop a peer fitness program to ensure physical readiness. ☐ Annual review of the physical agility test to determine its effectiveness. ☐ Continued education from external subject matter experts for training and development. ☐ Review and update fitness equipment and facilities within fire stations, as needed.		
Funding	Capital Costs: \$20,000		Consumable Costs: N/A
Estimate	Personnel Costs: \$4,320		Contract Services Costs: N/A

Objective 7E Develop a comprehensive plan to reduce the risk of cancer within the work environment of the membership.

Timeframe	12 months-ongoing	Assigned to:	Safety Officer
Critical Tasks	☐ Health and Safety Committee will review and evaluate station designs, identify deficiencies that may lead to increased risk, and recommend improvements to the City of Clermont as it relates to cancer prevention. ☐ Review and enhance the current decontamination procedure program. ☐ Continue to provide ultrasound scanning during annual physicals. ☐ Review and enhance current safety equipment as it relates to utilizing industry-leading practices to minimize the risk of cancer.		
Funding	Capital Costs: 7A and 7B		Consumable Costs: 7A and 7B
Estimate	Personnel Costs: 7A and 7B		Contract Services Costs: 7A and 7B

Objective 7F Review and revise all elements of the department's health and safety programs to ensure objectives are meeting or exceeding the effectiveness and readiness of the department's membership to better serve the community.

Timeframe	18 months-ongoing	Assigned to:	Health and Safety Committee
Critical Tasks	☐ Annually review of effective implementation of all objectives to determine their efficiency. ☐ Revise as needed. ☐ Distribute achievements and opportunities for improvement to city administration and council members to provide transparency of department accomplishments.		
Funding	Capital Costs: N/A		Consumable Costs: N/A
Estimate	Personnel Costs: N/A		Contract Services Costs: N/A



Vision

On the final day of the process, the CPSE presented a strategic plan vision of where the organization will be in the future if the strategic plan is accomplished. This is not to override the department's global vision but rather to confirm the futurity of the work that the department stakeholders designed. This vision is intended as a target of excellence to strive toward and provides a basis for its goals and objectives.

"Vision is knowing who you are, where you're going, and what will guide your journey."

Ken Blanchard

The Clermont Fire Department's 2027 vision is to be known as an internationally accredited department striving for continuous improvement and renowned for providing fire and rescue services with integrity, professionalism, and leadership. As a forward-thinking department, we will assemble and apply superb external communications and safeguard physical resources for responsible financial sustainability that delivers contemporary, transparent, and beneficial value to our growing community.

In pursuit of a balanced culture, while supporting honesty, respect, and ethics, we will improve our internal communication processes in preparation for the challenges which come through the prism of the future. Recognizing our greatest resource, our members, we will make every effort to acquire, develop, mentor, and prepare our employees to meet and exceed the expectations of our community. Our concept is to achieve this through appropriate and comprehensive human capital management, training, and professional development programs. We envision a department that recruits, welcomes, and retains innovative members with expertise and strong values of dependability, teamwork, education, and training.

We will be a pioneering department responsible for building a collaborative environment of excellence and service through individual and organizational accountability and mentorship while delivering our mission, living our values, and making this vision of living in a community that is the choice of champions a reality.

Performance Measurement

To assess and ensure that an organization is delivering on the promises made in its strategic plan, leaders must determine performance measures for which they are fully accountable. As output measurement can be challenging, the organization must focus on assessing progress toward achieving improved output. Organizations must further be prepared to revisit and revise their goals, objectives, and performance measures to keep up with accomplishments and environmental changes.

Performance measurement data will be implemented and integrated as part of the plan to establish that the department's strategic plan is achieving results. An integrated process, known as "Managing for Results," will be utilized, which is based upon:

- If you don't measure the results of your plan, you can't tell success from failure.
- If you can't see success, you can't reward it.
- If you can't reward success, you're probably rewarding failure.
- If you can't see success, you can't learn from it.
- If you can't recognize failure, you can't correct it.
- If you can demonstrate results, you can win public support.

Reinventing Government

David Osborn and Ted Gaebler

- The identification of strategic goals and objectives;
- The determination of resources necessary to achieve them;
- The analyzing and evaluation of performance data; and
- The use of that data to drive continuous improvement in the organization.

A "family of measures" typically utilized to indicate and measure performance includes:

- **Inputs** - Value of resource used to produce an output.
- **Outputs** - Quantifiable units produced which are activity-oriented and measurable.
- **Efficiency** - Inputs used per output (or outputs per input).
- **Service Quality** - The degree to which customers are satisfied with a program or how accurately or timely a service is provided.
- **Outcome** - Qualitative consequences associated with a program/service, i.e., the ultimate benefit to the customer. Focused on the "why" of providing a service.

The Success of the Strategic Plan

The department has approached its desire to develop and implement a strategic plan by asking for and receiving input from the community and department members during the development stage of the planning process. To assist in developing this plan, the department used professional guidance to conduct a community-driven strategic planning process. The success of this strategic plan will not depend upon the implementation of goals and related objectives but on support received from the authority having jurisdiction, the department members, and the community at large.

Provided the community-driven strategic planning process is kept dynamic and supported by effective leadership and active participation, it will be a considerable opportunity to unify department and community stakeholders. This can be accomplished through a jointly developed understanding of organizational direction, focusing on all vested parties working to achieve the mission, goals, and vision. Further consideration must be made on how the department will measure and be accountable for its progress and successes.



Glossary of Terms, Acronyms, and Initialisms

Accreditation	A process by which an association or agency evaluates and recognizes a program of study or an institution as meeting specific predetermined standards or qualifications. It applies only to institutions or agencies and their programs of study or their services. Accreditation ensures a basic level of quality in the services received from an agency.
ALS	Advanced Life Support
CFAI	Commission on Fire Accreditation International
CPSE	Center for Public Safety Excellence
Customer(s)	The person or group who establishes the requirement of a process and receives or uses the outputs of that process; or the person or entity directly served by the department or agency.
DOG	Department Operating Guidelines
Efficiency	A performance indication where inputs are measured per unit of output (or vice versa).
EMS	Emergency Medical Services
EVOC	Emergency Vehicle Operator's Course
EVT	Emergency Vehicle Technician
Environment	Circumstances and conditions that interact with and affect an organization. These can include economic, political, cultural, and physical conditions inside or outside the organization's boundaries.
Input	A performance indication where the value of resources is used to produce an output.
LCFR	Lake City Fire Rescue
Mission	An enduring statement of purpose; the organization's reason for existence. Describes what the organization does, for whom it does it, and how.
NFPA	National Fire Protection Association
Outcome	A performance indication where qualitative consequences are associated with a program/service, i.e., the ultimate benefit to the customer.
Output	A performance indication where a quality or number of units produced is identified.
PPE	Personal protective equipment

Stakeholder	Any person, group, or organization that can place a claim on, or influence the organization's resources or outputs, is affected by those outputs or has an interest in or expectation of the organization.
Strategic Goal	A broad target that defines how the agency will carry out its mission over a specific period. An aim. The final result of an action. Something to accomplish in assisting the agency in moving forward.
Strategic Objective	A specific, measurable accomplishment required to realize the successful completion of a strategic goal.
Strategic Plan	A long-range planning document that defines the organization's mission and broadly identifies how it will be accomplished, and that provides the framework for more detailed annual and operational plans.
Strategic Planning	The continuous and systematic process whereby guiding members of an organization make decisions about its future, develop procedures and operations to achieve that future, and determine how success is measured.
Strategy	A description of how a strategic objective will be achieved. A possibility. A plan or methodology for achieving a goal.
SWOT	Strengths, Weaknesses, Opportunities, and Threats
Vision	An idealized view of a desirable and potentially achievable future state - where or what an organization would like to be in the future.



Appendix 1 – Community Comments

Community Expectations

Understanding what the community expects of its fire service organization is critically important to developing a long-range perspective. With this knowledge, internal emphasis may need to be changed or bolstered to fulfill the community's needs.

Respondents were asked to list, in priority order, up to five subjects relative to their expectations for the Clermont Fire Department. Responses were then analyzed for themes and weighted. The weighting of the prioritized responses was as follows: if it was the respondent's first entry, it received five weighted points. Weighting gradually decreased so that if it was the respondent's fifth entry, it received one weighted point. The weighted themes were sorted from the highest cumulative weight to the lowest and listed to follow. The numbers in the parentheses are the cumulative weighted value that correlated with the theme identified. While the themes are listed in prioritized, weighted order, all responses were significant in the planning process. The following are the expectation responses of the community stakeholders (in priority order):

1. To answer 911 calls in a timely manner. Ability to meet 5-minute response time. Respond in a timely manner (medical/fire). They will respond quickly after dispatched. Prompt response. CFD resources are stationed strategically throughout the city to ensure rapid response times. (63)
2. To be well-trained. Proper training. Trained. They will have highly trained staff. To be proactive on new systems, equipment, and techniques. Competency in every discipline. Will be fully trained firefighters. (51)
3. To have equipment for all situations. Proper and well-maintained equipment. Tools to perform their job. That equipment is available. They will have the equipment needed for the circumstances. Latest equipment. (34)
4. Continue to provide outreach programs for the community. Ability to communicate with residents. Be community-driven and active. CFD is a community partner and provides outreach activities and programs to teach fire safety, etc. Communication of changes to codes/inspections due with educational support. Participate in citizen training (i.e., fire extinguishers). Communicate to the community. (33)
5. That our firefighters are courteous. Maintain a position in the community which radiates integrity, concern for citizens and professionalism. Approach all tasks with honor and integrity. Be a pillar in the region that "allows all boats to rise" with the communities around them. A culture that exhibits kindness and humility. Will be courteous and deal with our concerns at the time of fire. (20)
6. Excellence in fire response. Respond to structure and brush fires. Put out fires. (13)
7. That whoever comes to a call is educated on what the call is. Respond to emergency issues. Put out fires, provide emergency support, prevention. (11)
8. Adequate staffing. Provide adequately staffed fire apparatus. More staff to keep up with the population. (9)
9. Safety Knowledge. Safety. (9)
10. To keep abreast of changes and improvements. Maintain on the cutting edge of technology and best practices. Stay abreast of latest codes. (8)
11. Top-tier patient care. Medical assistance. (8)
12. They will assist other agencies/jurisdictions (in dire need, not all the time). Continue inter-agency collaboration. (5)
13. Recruit and train qualified, competent public safety firefighters. (5)
14. More EMS vehicles. (5)

15. Regular inspections of the equipment/facilities. Fire stations are kept in pristine shape and an asset to the city. (4)
16. Continue to provide specialty teams/resources. (4)
17. Fiscally responsible when buying equipment and vehicles. (4)
18. Support local businesses. (4)
19. Operational readiness. (4)
20. That our fire department have workshops like this throughout the year so we know what services are available. (3)
21. Keep insurance certification/rates updated and low. (3)
22. Crash scenes. (3)
23. That being a firefighter is open for more - it seems to be only in-house. (2)
24. Ability to operate equipment/machinery (tools provided). (2)
25. Knowledge of location if called. (2)
26. Staying with the times with the Gen Z where texting and social media is the main platform of communication. (2)
27. Staff are in good physical shape. (2)
28. Reducing risks. (1)
29. Sufficient funding to meet our expectations. (1)
30. Be leaders amongst our county and other cities. (1)
31. Continue to push and innovate both Fire & EMS. (1)
32. Be readily available. (1)
33. Less injuries. (1)
34. Ability to handle all community hazards. (1)

Areas of Community Concern

The planning process would be incomplete without an expression from the community stakeholders regarding concerns about the organization. Some areas of concern may be a weakness within the delivery system, while some weaknesses may also be misperceptions based upon a lack of information, understanding, or incorrect information.

Respondents were asked to list, in priority order, up to five concerns they have about or for the department. Responses were then analyzed for themes and weighted. The weighting of the prioritized concerns was as follows: if it was the respondent's first entry, it received five weighted points. Weighting gradually decreased so that if it was the respondent's fifth entry, it received one weighted point. The weighted themes were sorted from the highest cumulative weight to the lowest and listed to follow. The numbers in the parentheses are the cumulative weighted value that correlated with the theme identified. While the themes are listed in prioritized, weighted order, all responses were significant in the planning process.

The following are the concerns of the community stakeholders prioritized and weighted accordingly (verbatim, in priority order):

1. Having funding to meet the needs. Funding not available for maintaining services as costs increase. Receive adequate funding. Budget. City monies to be allocated fairly to fire department for equipment and salaries. Low pay. Pay - I feel our first responders deserve better pay, and I don't feel our city affords them that. (32)

2. Staffing - long lead times on plan reviews for construction at times. Staffing limitations and availability. Fully staffed. Staffing. Any reduction in staffing or resources. Cuts in personnel. Depleted staff. (31)
3. Being able to keep up with the growing community. Dilution of quality by rapid growth. Current station placement or unit placement may not be ideal for current growth. Spread too thin to respond in such a growing community. (23)
4. Training to handle equipment and not get injured. Availability of time to meet training requirements. Making sure firefighters and EMS personnel are adequately trained. Up-to-date training. Staff training. Training equipment/facility. (20)
5. Time of response (fire and death moves fast). Coverage area too big/time-consuming to navigate. Response times. Delayed response times. (20)
6. Ongoing ability to maintain the quality of the current staff. Finding qualified people. Maintain current workforce with all the different mandates affecting Fire/EMS. Have personnel retention strategies in place. (19)
7. Outdated equipment. I am concerned our city lacks the urgency to get them equipment they need when it breaks. Is the equipment in operating condition? Maintain fire equipment. (13)
8. Existing facilities becoming outdated or in disrepair due to lack of funding/understanding by city council. Modern facilities/fire stations. (8)
9. Any decrease in level of service delivery. Downsizing - equipment, etc. (8)
10. Not providing ALS transport. Currently does not have transport (patient) capability. (7)
11. When new housing is built, making sure they are up to date to the latest codes. (5)
12. Ongoing ability to work with the city council in an effort to maintain the excellence of our department currently. (5)
13. Health, physical and mental stability of staff. (5)
14. That they are relied upon for care that ambulance staff could provide - but ambulances are taking too long to arrive on scene. (5)
15. Staff being overworked. (5)
16. I honestly think that our fire department is awesome and I really do not have any concerns. (5)
17. Trucks in for repairs. (5)
18. Zero lot homes seem to be the way homes are built - how to make them safer? (4)
19. Meeting the needs of the community. Responding to changes in the community. (4)
20. Safe/comfortable place to work/live from. (4)
21. Are personnel able to use the equipment, or is it just for show? (4)
22. Staff morale is not a priority? This is a city-wide problem. (4)
23. "Walled Castle Syndrome" - not realizing that being a valued integrated partner with other communities reaps benefits for all. (4)
24. Educating staff on multiple communities and cultures. (4)
25. City staff intervening in fire department's decision for inspection and code issues. (4)
26. Concerned that CFD and city resources may be used for a private company without a fee to the company (i.e., helipads or creating a make-shift helipad for a private company using city resident dollars). (4)
27. Drivers not providing courtesy to FD to get through traffic. (4)
28. "What if" scenarios...." What if there was a major incident or emergency situation? Are we really prepared? (3)
29. Loss of balance with competing fire department missions. (3)
30. Lack of presence from leadership. (3)

31. Currently reliant on Lake County for dispatch services and some logistics. (3)
32. Firefighters get ample time to recoup after working fires or incidents. (3)
33. Medical service provided. (2)
34. Getting involved in supporting city council candidates publicly is problematic. (2)
35. Ensuring appropriate succession planning. (2)
36. Able to keep up with newer technologies. (2)
37. As the organization grows, it will be important to communicate vision in maintaining a humble culture. (2)
38. Not involved in community (Ours is VERY involved). (1)

Positive Community Feedback

The CPSE promotes the belief that the community's view on the organization's strengths must be established for a strategic plan to be valid. Needless efforts are often put forth in over-developing areas that are already successful. However, proper utilization and promotion of the strengths may often help the organization overcome or offset some identified weaknesses.

The following are the positive comments from community stakeholders (verbatim, in no particular order):

- Great at community outreach/their presence at city council meetings is being involved in our city government.
- Great response times for emergencies.
- Leadership.
- Community roots.
- They care about the people they help.
- Professional.
- Responsive.
- Leadership has a firm grasp on ratings and insurance certs.
- Approachable, well-meaning, and friendly staff.
- Strong desire to improve, year after year.
- Instrumental in helping us set up covid 19 vaccination sites.
- Responding quickly to emergency situations.
- Community outreach is outstanding. CFD is willing to work with groups if asked. Very approachable.
- Any interaction has always been very professional, mixed with healthy and sincere concerns. They are responsive.
- CFD team members have always represented the department with great customer service and concern.
- Leadership-past and present -has been excellent.
- Our department is nothing short of amazing.
- I have heard nothing but incredible stories when it has come to their life-saving abilities.
- Outstanding community involvement.
- Outstanding Fire Marshal and problem solver.
- Beautiful fire stations and equipment.
- Exceptional professionals, polite and courteous.
- Awesome leadership.

- Safety.
- Response times.
- Always willing to help.
- Professional/polite.
- Public awareness.
- Great leadership on the administrative level.
- Proactive.
- Professional.
- Neat and clean.
- Always have welcomed community input as long as I have been here (40 years).
- Always have been approachable.
- Firefighters really care and treat residents like family.
- Always looking to improve.
- Very strong relationship with surrounding agencies.
- Fire crews have high standards of performance, very professional.
- Well-staffed.
- Well trained.
- Well equipped.
- Disciplined.
- Professional staff.
- Well-trained personnel.
- Image is professional.
- Appreciative their professional looks - people, their leaders, firefighters, etc.
- Community standing.
- Supportive.
- Senior department heads are level-headed and kind when dealing with the community.
- Visible presence in the community.
- Trust earned in the community.
- Extremely well trained.
- Extremely high public service work ethic.
- Equipment (trucks, apparatus, etc.) are well maintained.
- Response times.
- Communications with the community and inclusivity.
- Willing to volunteer and participate with the community.
- Provide mental and physical health to the staff (family).
- Be a role model to the community.
- The current department seems to have a great staff of firefighters, EMS personnel that is very caring and very capable of handling a large variety of emergency situations. I have several first-hand experiences with the department.
- Great people (chief).

- Location of stations.
- Community involvement.
- Allowing groups to come in is a plus, they sponsored our group.
- I know they are there, but I don't see them until special events that the city puts on.

Other Thoughts and Comments

The community was asked to share any other comments about the department or its services. The following written comments were received (verbatim, in no particular order):

- Very proud of the fire department for ongoing excellence through training.
- Thank you for including me in the process. I would like to provide a recommendation for increasing awareness and communication to the public. Thank you!
- The eloquent EMS was fantastic to work with in setting up our vaccine clinic. Our residents were extremely grateful.
- City concern?! with CFD. The numbers on commercial buildings needs to be consistent in terms of size and placement. Numbers should be 3-4 inches at least on the front center of the building on the side closest to the street. It would be helpful for drivers as GPS, cell phones are not always best.
- I admire our fire staff and have nothing but love for them and all they do. I also appreciate them inviting me to be a part of today.
- I found it amazing that our fire department was coming to businesses and giving covid 19 shots for our employees. Truly amazing.
- Proud to have a great fire department in Clermont.
- Our ordinance for maximum building height is 55 feet. It is decades old and we can now fight fires above this. Would the department support an increase above 55 feet?
- Three challenges; maintain their excellence despite an unprecedented growth, grow as leaders in EMS and paramedic driven care delivery, do both while being a pillar of community of excellence in the region with programs that meet or support advancement of surrounding communities.
- Jeni is awesome!
- The ambulance service issue is related to fire service effectiveness. A solution is needed to provide the improvements needed to the ambulance transport issue. Patients are waiting for ambulances.
- I think the Clermont Fire Department is one of the best departments in central Florida. The citizens of Clermont are blessed to have a fire department that is dedicated to service and willing to serve.
- I know we have a great department, but I would love to see them being more friendly, just saying...
- Need programs like the coffee with a fireman.
- Spend more time in our seniors community.

Appendix 2 - SWOT

Strengths

It is important for any organization to identify its strengths to ensure that it can provide the services requested by the community and that strengths are consistent with the issues facing the organization. Often, identifying strengths leads to the channeling of efforts toward primary community needs that match those strengths. Programs that do not match organizational strengths or the primary function should be seriously reviewed to evaluate the rate of return on staff time and allocated funds.

Through a consensus process, the department stakeholders identified the department's strengths as follows:

- Well trained personnel
- Diverse workforce
- Continued pursuit of adequate staffing
- Strong leadership, good experience, empowerment
- Good tools and equipment
- Strong pre-arrival assignments (standing orders)
- Family values
- Facilities and stations are in good shape
- Industry leaders/ISO 1, CFAI accredited
- Department/city pride
- Benefits package
- Public educator position
- Sought after department to work for
- Multiple disciplines/USAR/services provided
- Community and political support
- Relationships with external agencies
- Self-assessment and improvement
- Physically fit
- Aggressive tactics
- EMS/patient care/good outcomes
- High standards and good qualifications
- Passionate about our department
- Above and beyond with customer service
- Retention and longevity
- Highly competitive individuals
- Overachievers
- Front line apparatus
- Staffed Fire Prevention Department
- Earned community support
- Comradery
- Quality of life
- Fiscally sustainable funding
- Paramedic heavy

Weaknesses

For any organization to either begin or continue to move progressively forward, it must be able to identify its strengths and those areas where it functions poorly or not at all. These areas of needed enhancements are not the same as threats to be identified later in this document, but rather those day-to-day issues and concerns that may slow or inhibit progress. The department stakeholders identified the following items as weaknesses:

- Compression of salaries
- Not maintaining NFPA staffing
- Internal communications
- Station and unit deployment
- No dedicated training facility
- Budget prioritization (staffing, stations, apparatus)
- Low morale
- Inconsistent promotional standards and requirements
- Opticom system (agency-wide traffic control system)
- Lack of support personnel
- Over-extended-full calendar
- Lack of station alerting system
- Lack of consistency overall
- Lack of reserve units
- Overextended span of control
- Extended scene times
- Current reserves are not turnkey
- No extrication equipment on E-103
- Three different departments, A, B, and C shifts
- Effectiveness of admin is lacking
- Sharing a station with LCFR
- Buy-in from the field for special events
- Lack of emergency vehicle technician
- Excessive mandatory overtime
- Limited staffing in prevention
- Lack of incentives for promotion (compression)
- Time and money wasted on unfinished projects (Halligan program)
- Sustainment of equipment and resources (ongoing maintenance)
- Special operations staffing
- Vehicle apparatus, reliability, and repairs
- Relationship with city hall
- Documentation of incidents and medical reports
- Lack of funding in the budget
- Lack of transport capability
- Lack of follow-through from admin
- Lack of tools to perform
- Personnel are over-worked
- Lack of storage and facility space
- Outdated stations (exceeding capacity)
- Department image/lacking uniformity
- Social media presence
- Community outreach and involvement
- Outdated guidelines
- Special operations team directives
- Trust between field and admin
- Health and wellness training
- Internal customer service
- Lack of a radio battery replacement plan
- Logistics/inventory management system is inefficient
- Lack of accountability
- Lack of 24-hour maintenance personnel
- Communication between admin and operations
- Peer support program is inefficient
- Forgotten special projects
- Indecisiveness
- Computer-aided dispatch/tablet
- Too many rules, scheduling, etc. (creates scheduling errors)

Opportunities

The opportunities for an organization depend on identifying strengths and weaknesses and how they can be enhanced. The focus of opportunities is not solely on existing service but on expanding and developing new possibilities inside and beyond the traditional service area. The department stakeholders identified the following potential opportunities:

- Community paramedicine program
- Emergency communications (CFD Dispatch)
- Public outreach increase
- Deployable swift water team
- Regional training facility
- Joint public safety complex
- Marketing capabilities
- Recruitment
- Dispatch
- City-wide CPR program
- Summer camp/Academy Kids
- Evaluating impact fees
- Changing political climate
- Assume coverage of Squad-9 area
- In-house human resources, maintenance, finance, support services, information technology
- CFD fire-based transport program
- Technology / equipment
- Wellness program, fire department specific
- Expanding water rescue program
- SAFER grant
- Outside training and education opportunities
- Expanding EMS capabilities/dispositions
- Ride-along program
- Interdepartmental relations
- Community outreach/interaction
- Land procurement (new stations, training facility)
- Interagency agreements/better defined
- In-house equipment vehicle technician
- Cadet program

Threats

By recognizing possible threats, an organization can reduce the potential for loss. Fundamental to the success of any strategic plan is the understanding that threats are not entirely and/or directly controlled by the organization. Some of the current and potential threats identified by the department stakeholders were as follows:

- Emergency communications center (external agency)
- Delayed transport times
- Natural disasters
- Arsonists
- Economic instability
- External agency public safety control
- Hazmat transportation
- Outside jurisdiction responses
- Potential civil unrest
- Changing political climate
- Poor EMS crew quality of care/attitudes
- Transport service (3rd party/county transport)
- Change in public opinion of CFD
- Lake County Fire & EMS policies
- Inflation/cost of living
- Terrorism/active shooter
- School board cooperation
- Population influx (snowbirds)
- Supply chain disruptions
- Consolidation by neighboring agencies
- Pandemics
- Alternative fuels technology (firefighting hazards)
- External agency control over us (dispatch/ LCFR)
- Relationship with city hall
- Running (Groveland's) calls while they are available
- Change in building construction/codes and standards
- Relationship with human resources (risk management versus a resource)

Appendix 3 – Critical and Service Gap Issues

The following information is the raw data comprised from the deliberation of the two department stakeholders' workgroups. The information in each table is linked to a strategic initiative that the overall group, by consensus, determined was something that the department should pursue for change and continuous improvement.

Initiative Link	Group 1	Group 2
Physical Resources	Physical Resources ○ Better PPE ○ Stations and facilities ○ Equipment ○ Apparatus ○ Effective maintenance program ○ Support infrastructure/technology	Physical Resources ○ Updated stations ○ Storage for parking vehicles and apparatus ○ Fleet/maintenance/EVT/reserve units ○ Solo station 104 ○ Uniformity of logistics and supply ○ Loose equipment
Human Capital Management	Organizational Structure ○ Support staff ○ Expanding services ○ Leadership and span of control ○ Meeting NFPA recommendations ○ Policy review and development ○ Standardization and uniformity ○ Recruitment and retention ○ Fully develop a succession plan	Human Resources ○ Salaries-top out and compression ○ Promotional pay ○ Increased staffing ○ Span of control ○ Overworked workforce ○ Peer support/mental support ○ Admin structure ○ Succession planning ○ Follow through on projects
Training and Education	Training and Education ○ Training facility ○ Internal training ○ Leadership/management training ○ Depth of training department ○ Funding for training ○ Outside instructors	Training ○ Training facility ○ Block training ○ Internal certification classes ○ Increased training funds ○ Expanded surface water program ○ Peer fitness ○ Cross-training ○ Mentorship program
External Communications	Community Risk Reduction ○ Depth for the public education department ○ Building codes and standards ○ Pacing community growth ○ Targeted education prevention ○ Emergency and event management	External Communications ○ Community outreach ○ Social media presence ○ Community paramedicine ○ Consistent image ○ Consistent message for codes and standards ○ Ride along ○ Cadet program ○ Recruitment team ○ Community academy

Initiative Link	Group 1	Group 2
Internal Communications	N/A	Internal Communications ○ Update operating guidelines ○ Consistent message ○ Scheduling/calendar ○ Lack of accountability ○ A, B, and C shifts communications ○ Admin and operational communication ○ Relationship with city hall ○ Consistent software ○ Information management team
		N/A
Delivery of EMS	Delivery of EMS ○ Quality of care ○ Limited resources ○ Level of service ○ Decrease of availability ○ Lack of control	N/A
Health and Safety	Health and Safety ○ Mental wellness ○ Injury prevention ○ Cancer prevention ○ Peer fitness ○ Proper fitness area and equipment ○ Family wellness ○ Span of control	N/A



2022-2027 **STRATEGIC PLAN**



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Contract Approval and Budget Amendment		
Requested Action		
Requesting approval of the fourth contract amendment between the City of Clermont and Traverse Group, Inc. to provide pier removal in the amount of \$68,583.13 a corresponding budget amendment.		
Staff Report		
The Procurement Services Department and the Public Services Department recommend approval of the above action. The City of Clermont installed a new boat ramp in the year 2019. In order to construct the boat ramp, the City was required to release some of the areas of sovereign submerged land leases. The one area not in use is the 4th Street property (old boat ramp and docking system). What that means is the City no longer has a land lease from the Department of Environmental Protection (FDEP) for these structures in Lake Minneola. The Florida Department of Environmental Protection (FDEP) sent a letter regarding an inspection of the facility that occurred on March 23, 2022 and during the inspection, potential non-compliance was noted. The letter's intention was to offer compliance assistance in resolving the matter. The following are their Recommendations for Corrective Action: 1. The Lessee (City of Clermont) will coordinate with the Department to reach a mutually agreed upon time frame for removing the dilapidated structures from sovereign submerged lands. Once the structures have been removed and disposed of in an upland location, the Lessee will send photo documentation of corrective action completion to the Department for review and approval. This contract amendment will allow for the removal of the pier and boat ramp and associated structures within Lake Minneola at the old 4th Street boat ramp. The budget amendment for the pier removal will be included in the General Fund with a corresponding transfer for the project from the CRA fund.		
Additional Analysis		
Fiscal Impact Summary		
The estimated amount of this contract anticipated to be spent in FY2022 is \$68,583.13, this was not included in the current fiscal year approved budget. A budget amendment is needed and will be funded from General Fund with a corresponding transfer for the project from the CRA fund. This will be adopted through a formal resolution for a budget amendment. Department Code: 10542-66301		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	FL Department of Environmental Protection Letter	FL Department of Environmental Protection Letter.pdf
2.	4th Contract Amendment	4th Contract Amendment.pdf
3.	Exhibit A	Exhibit A.pdf



FLORIDA DEPARTMENT OF Environmental Protection

Central District Office
3319 Maguire Blvd., Suite 232
Orlando, Florida 32803

Ron DeSantis
Governor

Jeanette Núñez
Lt. Governor

Shawn Hamilton
Secretary

May 6, 2022

City of Clermont
ATTN: Stoney Brunson
685 Montrose St.,
Clermont, FL 34712
sbrunson@clermontfl.org

Re: Compliance Assistance Offer
City of Clermont, SSL BOT No. 350003854
ERP Site ID No. 328704
Lake County

Dear Mr. Brunson,

An inspection was conducted at your facility on March 23, 2022. During this inspection potential non-compliance was noted. The purpose of this letter is to offer compliance assistance as a means of resolving this matter.

Specifically,

Potential non-compliance with the requirements of Chapter 403, Florida Statutes (F.S.), Chapter 253, F.S., and Chapter 18-21, Florida Administrative Code (F.A.C.) were observed. Please see the attached inspection report for a full account of Department observations and recommendations.

We request you review the item(s) of concern noted and respond in writing within **15 days** of receipt of this Compliance Assistance Offer. Your written response should include one of the following:

1. Describe what has been done to resolve the non-compliance issue or provide a schedule describing how/when the issue will be addressed (see "Recommendations for Corrective Action" section of the report).
2. Provide the requested information, or information that mitigates the concerns or demonstrates them to be invalid.

It is the Department's desire that you are able to adequately address the aforementioned issues so that this matter can be closed. Your failure to respond promptly may result in the initiation of formal enforcement proceedings.

City of Clermont_BOT350003854
Compliance Assistance Offer
Page 2 of 2
May 6, 2022

Please address your response and any questions to Hailey Ambrose of the Central District Office at 407-897-4336 or via e-mail at hailey.ambrose@floridadep.gov. We look forward to your cooperation with this matter.

Sincerely,



Jason Seyfert, Environmental Administrator
Central District
Florida Department of Environmental Protection

Enclosures: Inspection Report (with attachments)

cc: Hailey Ambrose, FDEP

RECOMMENDATIONS FOR CORRECTIVE ACTION:

- 1) The Departments Central District office is currently working with DSL to determine the items that are required to continue the processing of the DOA and potential issuance of the lease modification. The Lessee will provide the Department with the requested documents once an itemized list is received.
- 2) The Lessee will remove the vessel being moored along the shoreline (see Photo 7) and send photo documentation of corrective action completion to the Department for review and approval.
- 3) The Lessee will coordinate with the Department to reach a mutually agreed upon time frame for removing the dilapidated structures (see Photos 11 & 12) from sovereign submerged lands. Once the structures have been removed and disposed of in an upland location, the Lessee will send photo documentation of corrective action completion to the Department for review and approval.

**FOURTH AMENDMENT TO AGREEMENT FOR
THE CITY OF CLERMONT AND TRAVERSE GROUP, INC.**

THIS AMENDMENT is entered into as of this _____ day of _____ 2022 and is to that certain Agreement No. 2019-55 dated August 13, 2019 hereinafter “the Agreement”, by and between the CITY OF CLERMONT, FLORIDA, a municipal corporation under the laws of the State of Florida whose address is: 685 W. Montrose Street, Clermont, Florida, hereinafter referred to as “CITY” and TRAVERSE GROUP, INC., whose address is: 11009 Arrowtree Blvd., Clermont, FL 34175, P.O. Box 121754 Clermont, FL 34712 hereinafter referred to as “CONTRACTOR”. The parties, in exchange for the mutual covenants contained herein and in the Agreement, agree as follows:

1. This Amendment expressly modifies the Agreement and in the event of a conflict, the terms and conditions of this Amendment shall prevail.

2. The Scope of Services and Compensation Schedule referred to and incorporated into the Agreement is hereby amended to include the removal of boat ramp and associated structures within Lake Minneola at the old 4th Street Boat Ramp as more particularly described in Attachment “A” attached hereto and incorporated herein.

3. All other terms and conditions set forth in the Agreement shall remain in full force and effect and unchanged as agreed to by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

TRAVERSE GROUP, INC.

By: _____
(Signature)

Print Name: _____

Title: _____

Date: _____

Exhibit A

TRAVERSE GROUP, INC. - CITY OF CLERMONT STREETScape PHASE 3 Removal of boat ramp and associated structures within Lake Minneola at old 4th Street Boat Ramp					
L.N.	General Description	Qty.	Unit	Unit Price	Extended Price
Removal of boat ramp and associated structures within Lake Minneola at old 4th Street Boat Ramp					\$ 68,583.13
	Mobilization	1	LS	\$ 4,500.00	\$ 4,500.00
	Floating Turbidity Barrier	1	LS	\$ 4,400.00	\$ 4,400.00
	Wood and Concrete Piling Removal	1	LS	\$ 28,000.00	\$ 28,000.00
	Concrete Cap Removal	1	LS	\$ 9,690.00	\$ 9,690.00
	Sheetpile Removal	1	LS	\$ 20,395.00	\$ 20,395.00
	Final Dress	1	LS	\$ 928.00	\$ 928.00
1.2	Payment and Performance Bond - Increase due to bonding	1	LS		\$ 670.13
TOTAL					\$ 68,583.13
CHANGE ORDER TOTAL					\$ 68,583.13



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Resolution No. 2022-016R <i>APC Roofing</i>		
Requested Action		
Recommend denial of Resolution No 2022-016R.		
Staff Report		
The applicant is requesting a Conditional Use Permit to allow for the development and construction of a roofing and warehouse building to be located in the C-1 Light Commercial zoning district. The vacant parcel is approximately 0.51 acres and is located on West Broome Street, between Second Street and East Avenue. The Land Development Regulations, Section 122-204 requires a Conditional Use Permit for warehouse use. The applicant would like to develop the site and construct an 8,000 square foot warehouse building with a small office. The C-1 Light Commercial zoning district intent and purpose is to provide light retail and office uses that are compatible and less intrusive to the adjacent neighborhood's character. The proposed roof warehouse business, which will include the delivery of large quantities of roofing products and materials via semi-trucks and large vehicles, is inconsistent with the intent of the C-1 Light Commercial zoning district. The City's Public Works Department has reviewed the access points identified in the conceptual plan and made the determination that West Broome Street, a local street, cannot handle constant heavy truck traffic. Staff has reviewed the Conditional Use Permit application and finds the proposed warehouse use located in the C-1 Light Commercial zoning district is out of character and not consistent with the existing development patterns. The proposed use does not meet the general intent and purpose of the C-1 zoning district. Staff recommends <u>denial</u> of the requested Conditional Use Permit to allow for the development of a warehouse building and use in the C-1 Light Commercial zoning district.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022-016R - APC Roofing CUP (05.16.2022)	2022-016R - APC Roofing CUP (05.16.2022).pdf	
2. APC Roofing CUP legal ad	APC Roofing CUP legal ad.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING GREATER THAN 5,000 SQUARE FEET IN THE C-1 LIGHT COMMERCIAL 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 May 3, 2022 recommended denial of this Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district; at the following location:

LOCATION:

Vacant parcels located south of W. Broome Street between Second Street and East Avenue
(Alternate Key 1611288 and 1611296)

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:

This application for a Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district; 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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. 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.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. The property shall be developed in substantial accordance with the Land Development Codes and Regulations for C-1 Light Commercial zoning. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan. The presentation site plan does not grant any development entitlements.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for a commercial building greater than 5,000 square foot in the C-1 Light Commercial zoning district. The site may also be used and developed for any other C-1 Light Commercial permitted uses.
2. The site shall be designed and developed to comply with the Clermont Land Development Regulations and all building must be in compliance to Clermont Architectural Design Standards.
3. The building shall be designed and constructed with compliance to the Clermont Architectural Design Standards.
4. No outside storage or display of any materials or products will be permitted onsite. All uses shall be contained and enclosed within the buildings.
5. Large commercial trucks and semi- trucks shall be prohibited on West Broome Street and other local streets in Clermont. The local street and road system has been designed to have lower volumes of traffic at lower speeds and does not have the ability to accommodate the use of large commercial trucks and heavy machine equipment on this type of roadway network.
6. The property zoning is C-1 Light Commercial, which allows office use and other similar type light commercial uses that are consistent with the general character of the adjacent residential uses. The zoning category is not design for heavy commercial, manufacturing and industrial uses.
7. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.

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.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

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 take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

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



The Gainesville Sun | The Ledger | News Chief
Daily Commercial | Ocala StarBanner
Herald-Tribune | The Palm Beach Post
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:	04/20/2022
Order Number:	7197828
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	04/26/2022 - 05/17/2022	Public Notices
LEE dailycommercial.com	2	04/26/2022 - 05/17/2022	Public Notices

Total Order Confirmation

\$158.92

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit to allow a commercial building to be greater than 5,000 square feet in the C-1 Light Commercial Zoning District, at the following location:

LOCATION

Vacant parcels located on the south side of West Broome Street, between Second Street and East Avenue

(AK 1611288 and 1611296)

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

The Planning and Zoning Commission will consider this request at a public meeting on Tuesday, May 3, 2022 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting to be held on May 24, 2022 at 6:30 P.M.

All public meetings are held in the Clermont City Hall, 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 hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

April 26 and May 17, 2022

#7197828 4/26, 5/17/2022 2X



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Ordinance No. 2022-019 <i>Final</i> <i>Land Development Code</i>		
Requested Action		
Recommend introduction of Ordinance 2022-019		
Staff Report		
This is a staff initiated Land Development Code change. On March 22, 2022, the City Council approved the Wellness Way Comprehensive Plan Amendment that created a new Goal along with Objectives and Policies exclusively for the Wellness Way Area. This adopted comprehensive plan amendment sets the framework for the details in the Land Development Code. City and County staff along with Dr. Richard Levey, landowners and many others have worked on the proposed Wellness Way Community Design Guidelines and Standards, starting with the first draft in May of 2020. This Land Development Code change provides the “nuts and bolts” on how development shall occur in the Wellness Way Area with specific detail including, but not limited to: Development Districts, Mobility and Connectivity, Open Space and Parks, Landscape and Natural Resources, Public Facilities/Utilities and Signage. These Guidelines and Standards will only be applicable to properties identified under the City’s jurisdiction of the Wellness Way Area Plan, under Figure 1 of Objective 2.3 of the Comprehensive Plan. These Guidelines and Standards set the development standards for form and design and connectivity within the Wellness Way neighborhoods along with non-residential uses. In addition, it also identifies permitted uses, architectural standards for centers, illustrated road cross sections, open space and park standards, water conservation, dark skies, and signage. All of these items are specific to the development within the entire Wellness Way Area Plan and mirror Lake County’s recently adopted Land Development Code amendment for Wellness Way. These Guidelines and Standards will be referenced under a new Section, 122-295 Wellness Way Community Design Guidelines and Standards. This Land Development Code change will complete the Wellness Way Area Plan regulations that started many years ago. Staff recommends approval of Ordinance 2022-019. <i>The Planning and Zoning Commission voted unanimously for approval, 7-0 with the recommendation of correcting the minimum wetland setback on page 60, section 5.2.5, to 50 feet.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-019 Wellness Way Design Guidelines (05.31.2022)	ORD 2022-019 Wellness Way Design Guidelines (05.31.2022).pdf	
2. WWAP Draft Design Guidelines City FINAL 6-1-22	WWAP Draft Design Guidelines City FINAL 6-1-22.pdf	
3. Legal ad	Legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-019

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, ARTICLE III DISTRICTS, DIVISION XVI WELLNESS WAY COMMUNITY DESIGN GUIDELINES AND STANDARDS; PROVIDING FOR CONFLICT; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 7, 2022 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 122 Zoning, Article III Districts, Division XVI Wellness Way Community Design Guidelines and Standards, of the City of Clermont's Code of Ordinances;

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

SECTION 1.

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

SECTION 2.

Sec. 122-295 Wellness Way Community Design Guidelines and Standards.

The intent and purpose of the *Wellness Way Community Design Guidelines and Standards*, document dated June 28, 2022, and as amended; are to provide a regulatory framework for decision makers to implement the guiding principles of the adopted Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. All development within the Wellness Way Development District Framework Map, Figure 2.1, in the City's Future Land Use Element; shall be subject to these guidelines and standards to produce development that achieves the following:

- (a) A high quality built environment;
- (b) Significant regional employment centers;
- (c) Regional infrastructure constructed with, not after, the impacts of development;
- (d) A robust multi-modal mobility system; and
- (e) Protection of key regional natural and ecological systems



CITY OF CLERMONT
ORDINANCE NO. 2022-019

SECTION 3: CONFLICT

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

SECTION 4: CODIFICATION

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-019

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 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



**WELLNESS WAY
Community Design Guidelines
and Standards**

City of Clermont

June 28, 2022

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Section 1 | Intent and Purpose

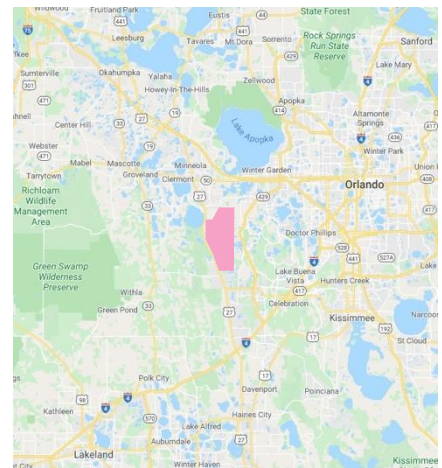
Wellness Way consists of approximately 15,500 gross acres of land located in southeast Lake County (See Figure 1). The Intent and Purpose of these Design Guidelines is to provide a regulatory framework for decision makers to implement the Guiding Principles of the adopted Wellness Way Area Plan. They are intended to produce development that achieves the following:

1. a high-quality built environment;
2. significant regional employment centers;
3. regional infrastructure constructed with, not after, the impacts of development;
4. a robust multi-modal mobility system; and
5. protection of key regional natural and ecological systems

1.1 Guiding Principles of Wellness Way

Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within Wellness Way are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Guiding principles¹ for urban form are as follows, and shall be specifically demonstrated in the PUDs:

1. Wellness Way is intended to include a mix of uses that integrate residential, non-residential and open space networks. As such, guidelines for each district allocate a desired percentage distribution of uses (as measured in net acreage) along with an interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way.
2. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
3. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
4. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
5. An economic development approach that requires land set aside for non-residential employment generating uses.
6. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.



¹ Adapted from Policy 2.3.6 Urban Form
Guiding Principles

7. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
8. Allow interim and/or permanent agricultural uses.
9. Non-residential uses are directed to Centers as defined in these standards and guidelines.

1.2 Development Program

Wellness Way is envisioned to include a diverse range of neighborhoods, appealing to the entire spectrum of residents living in concert with nature. The design intent for the project will offer a wide range of residential densities and commercial districts. At build out, the project is planned to support the development shown in Table 1.2.

<u>Land Use</u>	<u>Program</u>
Residential	19,377 Dwelling Units Maximum
<u>Non-Residential</u>	<u>8,821,633 Square Feet Minimum</u>

Table 1.2: Wellness Way Development Program

1.2.1 Development Districts

Six Districts are created within Wellness Way to guide the development and character of the community. Each District has a specific requirement for allocation of land and program as described in Sections 1.3 and 1.4. In addition, the Districts have development standards intended to support the desired community character of Wellness Way. The Districts are as follows:

1. Neighborhood - intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts.
2. US 27 - intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces.
3. Multi-Use - intended to be the primary concentration of employment and non-residential uses in Wellness Way.
4. Conservation Subdivision - intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area.
5. Wellness Way North - intended to carry forward the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage for the area north of CONSERV.
6. CONSERV - intended to recognize the public ownership nature of the land holding permitting public facilities and encouraging public access as an open space amenity.

1.3 Land Allocation

All development within Wellness Way shall be allocated to one of three categories:

1. Open Space: Lands comprising the Wellness Space and Green Space areas further defined in Section 4.1
2. Center: Area for required non-residential uses and associated residential uses
3. Residential: Area of residential uses

Table 1.3: Wellness Way District Land Allocation

¹ Calculated on net land area defined as gross acres minus wetland acres minus waterbody acres.

² No Center requirement in Conservation Subdivision District

Land Allocation	Neighborhood	US 27	Multi-Use	Conservation Subdivision	Wellness Way North	CONSERV
Open Space (Min) ¹	30%	30%	30%	50%	30%	No land
Center (Min/Max) ¹	5%/10%	15%/40%	20%/70%	N/A ² /5%	10%	allocation
Residential (Min/Max) ¹	60%/65%	--/55%	--/50%	45/50%	60%	required

1.4 Program Allocation

Minimum and maximum development programs are allocated based on the multipliers in Table 1.4. All calculations are made on net land area of the categories described in Section 1.3. For proposed developments containing more than one District, the combined program allocation may be blended among Districts within the development. However, all development must comply with the District standards listed in Section 2, including uses, residential densities, and non-residential FARs.

Table 1.4: Wellness Way District Program Allocation

¹ Calculated on net land area defined as gross acres minus wetland acres minus waterbody acres.

² Accessory Dwelling Units built in residential areas do not count toward residential maximum.

³ No Center requirement in Conservation Subdivision District

Program Allocation	Neighborhood	US 27	Multi-Use	Conservation Subdivision	Wellness Way North		
					1	2	3
Residential Max (DU/Ac) ^{1,2}	3.60	5.75	8.00	2.70	3.08	2.67	2.25
Non-Res Min (FAR) ¹	0.30	0.30	0.30	N/A ³	0.33	0.25	0.17

1.4.1 Non-Residential Program

Full non-residential program is not required to be built during initial phases of development. However, during the PUD approval process, applicants must demonstrate through a conceptual plan how the non-residential program allocation shown in Table 1.4 will be accommodated at buildout.

1.5 Implementation

Development within Wellness Way shall be contingent upon the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the Wellness Way Goals, Objectives and Policies within the City of Clermont Comprehensive Plan. There is no minimum size for a PUD in Wellness Way, provided the PUD reflects an overall plan for the entire parcel including future development tracts.

1.6 Conflicts and Omissions

This document shall govern the development of property within Wellness Way. In an instance where the Design Guidelines and Standards conflict with existing City codes, the Design Guidelines and Standards shall control. When the Design Guidelines and Standards do not address a specific standard, the standard in the City LDC and Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook) shall be applied. Terms are considered to be defined as contained within the Land Development Code unless otherwise noted.

1.7 Alternate Standards

One size does not fit all circumstances. Each development proposal may include alternatives to the requirements of these guidelines. Alternatives will be evaluated on the following criteria:

1. The consistency of the requested alternative with the Guiding Principles of Wellness Way as set forth in Section 1.1 of these standards;
2. The requested alternative is shown by the applicant to produce an outcome that, after consideration of the basis for the request, is substantially equivalent to outcome sought to be produced by application of the adopted standard including, but not limited to, recognition of unique environmental conditions, landforms, character of surrounding development, and elevation changes; and
3. The requested alternative is shown by the applicant to be the least deviation from the adopted standard necessary to produce the desired outcome.

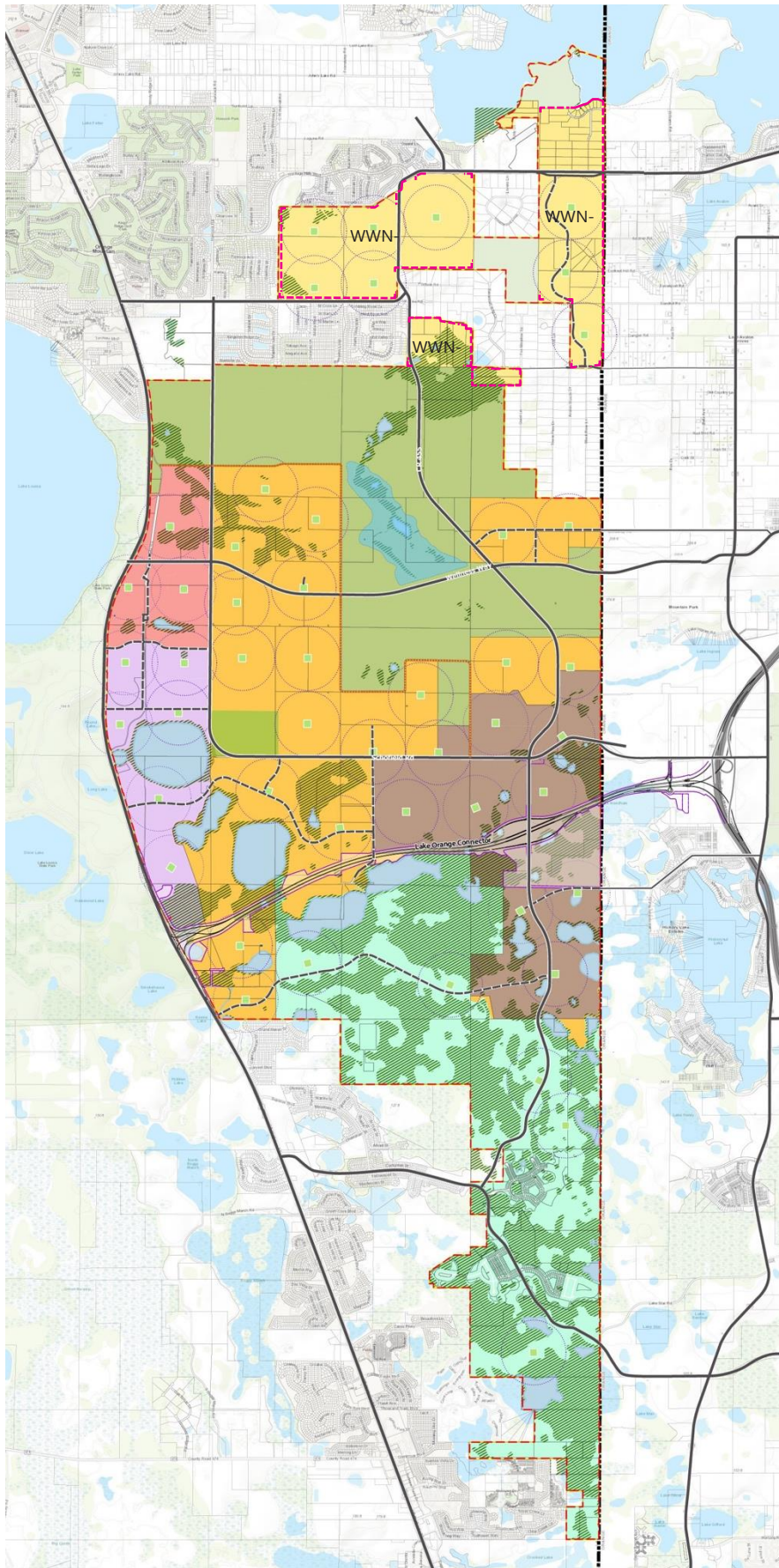


Figure 2.1: Wellness Way Development District Framework Map

- Neighborhood District
- US 27 District
- Multi Use W District
- Multi Use L District
- Conservation Subdivision District
- Wellness Way North District ¹
- CONSERV District
- Waterbodies
- Wetlands ²
- Primary Roadway Network
- Secondary Roadway Network
- Clay Road (Preserved)
- County Park
- Conceptual Neighborhood Form

¹ Subareas for purposes of Program Allocation are indicated by WWN-#

² Location and extent of wetlands and waterbodies shown on this map are approximate and subject to survey and regulatory agency jurisdictional determinations.

Section 2 | Development Districts

2.1 District Standards

These Design Guidelines establish six districts to guide the development and character of the community. The districts are shown on the Framework Map in Figure 2.1 and further described below.

District	Acreage ¹
Neighborhood	3,458 Acres
US 27	575 Acres
Multi-Use	1,639 Acres
Conservation Subdivision	797 Acres
Wellness Way North	1,308 Acres
CONSERV	2,592 Acres
Total	10,912 Acres

Table 2.1: Wellness Way Districts by Acreage

¹ Acreage shown is net of wetlands and waterbodies which are subject to survey and regulatory agency jurisdictional determinations. Final acreages may vary from those shown in this table.

2.1.1 Neighborhood District

The Neighborhood District is intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

2.1.1 (a) Form and Design. The design standards in this district are intended to achieve the following:

1. Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally ½-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district without buffer.
2. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as small-lot single family, bungalow single family, townhomes, small-scale apartments, and accessory

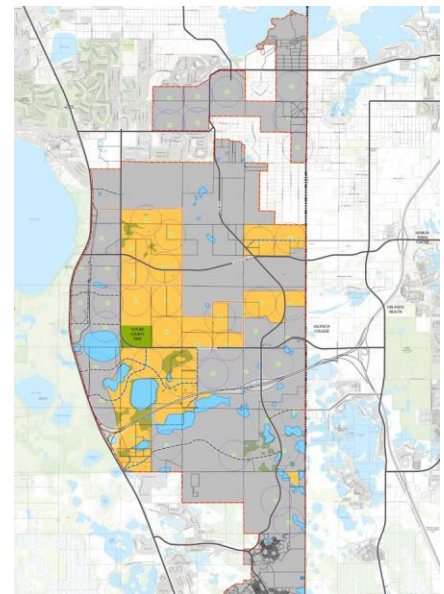


Figure 2.1.1: Neighborhood District

Location

[Yellow Box] Neighborhood District

dwelling units that provide diversity of housing opportunities are encouraged.

3. Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as a diverse community. In order to maintain the desired density of residential neighborhoods, a variety of housing types, lot sizes, and patterns are encouraged.
4. The Neighborhood District may contain the following residential housing types:
 - Single-family detached homes;
 - Townhomes;
 - Duplexes and other types of attached units up to four-plexes;
 - Walk up apartments; and
 - Accessory dwelling units.
5. Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
6. Higher residential densities should generally be located adjacent to a Center, or a location that would serve as a transition between a Neighborhood District and Multi-Use District or US 27 District.
7. Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.
8. Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

2.1.1 (b) Connectivity Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and vehicular access. The intersection density in the Neighborhood District shall be at least 80 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections. This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

2.1.1(c) Development Standards. All development within the Neighborhood District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.1 (c).

Lot Development Standards	SFD	SFA	MF	NR ⁴
Building Setback				
Front Yard Minimum	20' ⁶	20'	10'	0'
Street Side Yard Minimum	10'	10'	10'	5'
Side Yard Minimum	5' ¹	0'/5' ⁵	10'	5'
Rear Yard Minimum	15' ⁷	15'	15'	15'
Garage Setback				
Front Load Minimum	25' ²	25' ²	N/A	N/A
Alley Load Minimum	3'/20' ³	3'/20' ³	3'/20' ³	N/A
Encroachments				
Porch Maximum	8'	8'	8'	N/A
Building Stories Maximum	3	3	3	3
Lot Width Minimum	32' ⁴	20' ⁴	40'	40'

Table 2.1.1 (c): Neighborhood District Development Standards

SFD: Single-Family Detached
 SFA: Single-Family Attached (Duplex/Townhome)
 MF: Multi-Family
 NR: Non-Residential

¹ 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

² Front loaded garages must be recessed at least five feet from front of primary structure.

³ Any setback beyond minimum shall be at least 20'.

⁴ Garages on lots less than 50' wide shall be alley accessed.

⁵ 5' side setback required for end units.

⁶ Front yard setback may be reduced to 15' if alley loaded garages are provided.

⁷ Accessory structure setback 5' minimum.

2.1.2 US 27 District

The US 27 District is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The District is not intended to create a conventional 'strip commercial' frontage along US 27.

2.1.2(a) Form and Design. The design standards in this district are intended to achieve the following:

1. This District is designed to encourage development of multiple uses that are integrated to form a cohesive development pattern.
 Development should be designed to ensure a series of interconnected mix of uses with an internal street/driveway pattern which allows convenient movement within the district as well as easy access from surrounding neighborhoods. The primary orientation is to US 27.
2. The scale of this district is mid-rise buildings - typically five stories in height and below. This District serves as a transition in land use intensity from the Neighborhood District to the Multi Use District to the north.
3. The street layout should allow for movement between differing land uses without relying upon the external arterial street system. This can include local public or private streets. Access between residential areas and commercial/employment areas must include facilities for safe pedestrian movement.

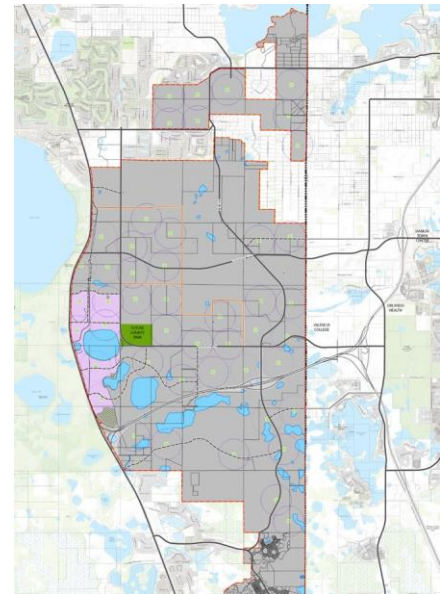


Figure 2.1.2: US 27 District Location
 [] US 27 District

4. Residential buildings include:
 - detached single-family
 - Townhomes;
 - Duplexes and other types of attached units up to four-plexes; and
 - multi-unit stacked flat buildings.

Commercial buildings include:

- in-line retail centers;
 - out-parcels - with or without drive-thru facilities;
 - single or multi-story office; and
 - institutional uses.
5. Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
 6. Higher residential densities should generally be located adjacent to a Center or transition to Multi-Use. No more than 50% of the parcels with US 27 frontage may be retail/commercial use. Lowest densities and intensities should generally be located adjacent to Neighborhood Districts.
 7. The District shall be pedestrian and bicycle friendly. Development should be sized so that dwellings are generally within a maximum quarter-mile of a Center. Access between residential areas and commercial/employment areas must include facilities for safe bicycle and pedestrian movement.
 8. All buildings in the District shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

2.1.2 (b) Connectivity. Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the US 27 District shall be at least 100 intersections¹ per square mile inclusive of bicycle/pedestrian crossings and street intersections².

¹ Measurement includes intersections of all public streets, private drives, and multi-use trails.

² This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

2.1.2(c) Development Standards. All development within the US 27 District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.2 (e).

Lot Development Standards	SFD	SFA	MF	NR
Building Placement				
Front Build-to Zone ¹	5'-15'	0'-10'	0'-10'	0'-10'
Build-to-Zone Frontage ²	50%	60%	60%	60%
Street Side Yard Minimum	5'	5'	10'	0'
Side Yard Minimum	0'/5' ⁶	0'/5' ⁵	5'	0' ³
Rear Yard Minimum	15' ⁷	15' ⁷	15'	5' ³
Garage Setback				
Alley Load	3'/20' ⁴	3'/20' ⁴	3'/20' ⁴	N/A
Building Stories Maximum	3	4	5	5
Lot Width Minimum	32'	20'	100'	40'
Minimum Living Area	N/A	N/A	500 sf	N/A

Table 2.1.2 (c): US 27 District Development Standards

SFD: Single-Family Detached
SFA: Single-Family Attached (Duplex/Townhome)
MF: Multi-Family
NR: Non-Residential

¹ Measured from edge of right-of-way.

² Frontage requirements apply only to designated A-streets. See Section 2.3.1 for details. Up to 50% of frontage requirement may be met through knee-wall of 30" to 54" or designated public space. B-streets have no frontage requirements.

³ 10' building separation required adjacent to residential uses

⁴ Any setback beyond minimum shall be at least 20'.

⁵ 5' side setback required for end units.

⁶ 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

⁷ Accessory structure setback 5' minimum.

2.1.3 Multi-Use District

The Multi-Use District is intended to be the primary concentration of employment and non-residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.

2.1.3(a) Form and Design. The design standards in this district are intended to achieve the following:

1. This District focuses on employment as its central purpose, with ancillary residential and service uses. Uses should be organized around a 'block structure' providing for vehicular, pedestrian and bicycle access in and between blocks.
2. This District supports the highest intensity of land uses in Wellness Way. Larger square footage buildings, sometimes exceeding 1MM square feet under roof, are encouraged in the Multi-Use L District.
3. The Multi-Use L District is intended to support a high concentration of logistics, distribution, and similar facilities. This District has standards to facilitate development as a logistics hub for truck-related facilities within the context of the broader Wellness Way Guiding Principles. The Multi-Use W District is intended to support regional employment of varying types while also serving the community level retail and services for surrounding neighborhoods.

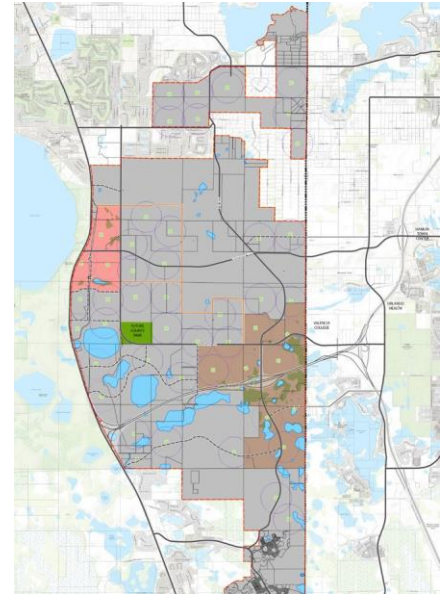


Figure 2.1.3: Multi-Use District Location

Multi-Use W District
Multi-Use L District

4. A wide variety of building types are encouraged. The Multi-Use W District is intended to be characterized by single and multi-tenant retail, office and services buildings. Drive thru facilities are permitted. The Multi-Use L is similar, but also includes large scale logistics, distribution, and similar facilities.
5. The edges of both Multi-Use Districts should be designed to transition to adjacent development districts based on the character of the adjoining uses.
6. In the Multi-Use W District, residential uses should be integrated into the overall design of the District with close proximity to employment uses. The Multi-Use L District is oriented to larger logistics and distribution uses. Residential uses should be oriented away from concentrations of logistics/distribution uses, to maximize available land for employment uses and minimize conflicts between employment uses and surrounding residential neighborhoods.
7. Bicycle and pedestrian facilities to be included along all arterial and collector roadways and into and through the District to promote access from residential areas.
8. The streets in the Multi-Use L District should be designed to accommodate large volumes of truck traffic. Logistics and distribution buildings shall be oriented to provide the greatest operational benefit to those uses, while ensuring that robust landscape and hardscape elements enhance the street edge.

2.1.3 (b) Connectivity. The Multi-Use District will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access.

2.1.3 (c) Development Standards. All development within the Multi-Use District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.3 (c).

Lot Development Standards	SFA	MF	NR	MU-L
Building Placement				
Front Build-to Zone ¹	0'-10'	0'-10'	0'-10'	35' 5
Build-to-Zone Frontage ²	60%	60%	60%	N/A ⁵
Street Side Yard Minimum	5'	10'	10'	20'
Side Yard Minimum	0'/5' ⁶	5'	5'	20'
Rear Yard Minimum	15' ⁷	15'	15'	25'
Building Stories Maximum	3	5	See Note ³	See Note ³
Lot Width Minimum	20'	100'	40'	N/A
Minimum Living Area	N/A	500 sf	500 sf	500 sf

Table 2.1.3 (c): Multi-Use District Development Standards

¹ Measured from edge of right-of-way.

² Frontage requirements apply only to designated A-streets. See Section 2.3.1 for details. Up to 50% of frontage requirement may be met through knee-wall of 30" to 54" or designated public space. B-streets have no frontage requirements.

³ Industrial: 3 stories; Office/Hospital: 8 stories; Commercial 3 stories; Hotel: 8 stories

⁴ Ground floors of buildings on A-street frontages shall be designed and built to accommodate future ground floor commercial uses unless otherwise approved by the City.

⁵ Minimum setback; no build-to required.

⁶ 5' side setback required for end units.

⁷ Accessory structure setback 5' minimum.

2.1.4 Conservation Subdivision District

The Conservation Subdivision District is intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the District.

2.1.4 (a) Form and Design. The design standards in this district are intended to achieve the following:

1. This District provides for the protection of the extensive wetland system by orienting residential development in uplands well buffered from wetland systems. The preservation of documented wildlife corridors through this District is integral to the purpose of the District.
2. The scale of this District is one of clustering residential development on uplands while preserving large wetland and adjacent uplands to maintain the integrity of the natural ecosystem to the greatest extent possible.
3. Higher net densities in the form of smaller lot sizes may be permitted to achieve a balance between residential land development and ecological preservation. No Center is required, but may be provided. Non-residential uses are limited to civic and residential amenity uses only.
4. This is generally a single-family and agricultural district, however alternative building types can be considered if the resulting land use pattern provides greater protection for conservation lands and ecological habitat.
5. Land use transitions in this District occur between residential development on upland and protected wetland systems.
6. This District encourages an approach that limits the impact of residential areas on protected conservation areas and documented wildlife corridors (see Figure 2.1.4 (a) 6). Wherever possible, community facilities/amenities should be used as organizing features of neighborhoods.
7. Emphasis should be on multi-use trails in lieu of sidewalks on both sides of streets to limit impervious surfaces and reduce impacts to surrounding conservation areas.
8. Wherever possible, neighborhood street design should take on more of a rural, open swale design.
9. Open space tracts should be located and designed to allow for free movement of wildlife. Fencing of open space tracts is discouraged.

2.1.4 (b) Connectivity. Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the Conservation Subdivision District shall be at least 40 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections¹.

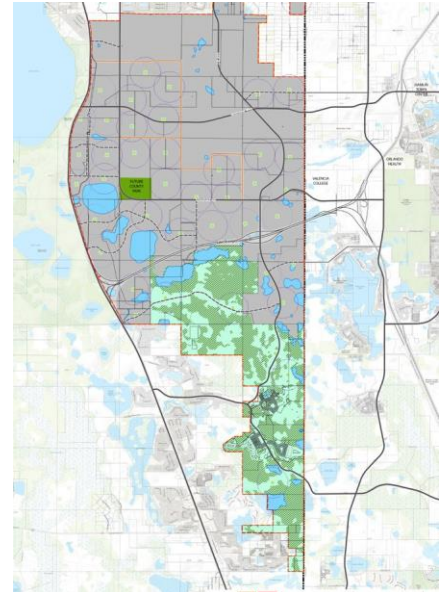


Figure 2.1.4: Conservation Subdivision District Location

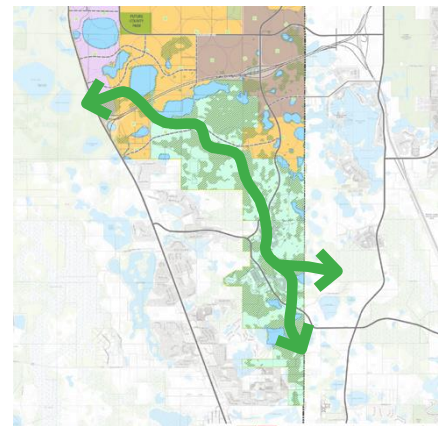


Figure 2.1.4 (a) 6: Wildlife Corridor
Source: floridawildlifecorridor.org, 2020

This figure is intended to inform decision making about the existence of an important element of the landform that supports the regional movement of wildlife. The boundaries of the corridor are not intended to preclude development or land alteration. Instead, it is intended to inform the design of any development to ensure that provisions are made to incorporate the continuation of wildlife movement and protection of important ecological conditions.

¹This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

2.1.4(c) Development Standards. All development within the Conservation Subdivision District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.4 (c).

Lot Development Standards	SFD	SFA
Building Setback		
Front Yard Minimum	30'	15'
Street Side Yard Minimum	10'	10'
Side Yard Minimum	5' 5	0'/5' ⁹
Rear Yard Minimum	15' ¹⁰	15' ¹⁰
Garage Setback		
Front Load Minimum	20' ⁶	20'
Alley Load Minimum	3'/20' ⁷	3'/20' ⁷
Encroachments		
Porch Maximum	8'	8'
Building Stories Maximum	3	3
Lot Width Minimum	32' ⁸	20' ⁸

Table 2.1.4 (c): Conservation Subdivision District Development Standards

SFD: Single-Family Detached

SFA: Single-Family Attached (Duplex/Townhome)

⁵ 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

⁶ Front loaded garages must be recessed at least five feet from front of primary structure.

⁷ Any setback beyond minimum shall be at least 20'.

⁸ Garages on lots less than 50' wide shall be alley accessed.

⁹ 5' side setback required for end units.

¹⁰ Accessory structure setback 5' minimum.

2.1.5 Wellness Way North District

This District is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.

2.1.5(a) Form and Design. The design standards in this district are intended to achieve the following:

1. Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally 1/2-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district with appropriate buffer.
2. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as duplexes, bungalow single family, and accessory dwelling units ("granny flats") that provide diversity of housing opportunities are encouraged.
3. Each neighborhood shall include a variety of housing types and styles. In order to maintain the desired density of residential neighborhoods, at least three distinct housing types and/or lot sizes are required.

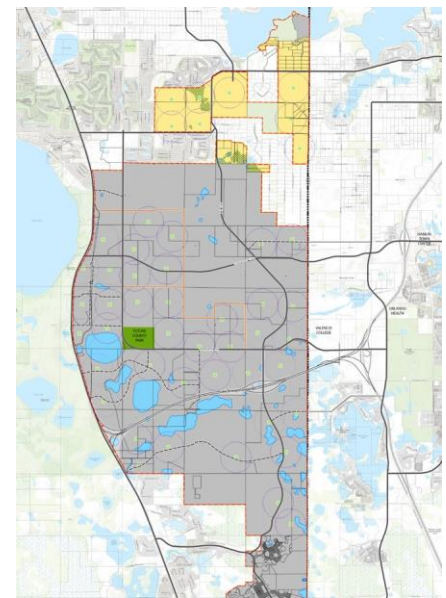


Figure 2.1.5: Wellness Way North District Location

4. Wellness Way North neighborhoods may contain the following residential housing types:
 - Single-family detached homes;
 - Townhomes;
 - Duplexes and other types of attached units up to four-plexes;
 - Walk up apartments; and
 - Accessory dwelling units.
5. Whenever practical, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
6. Higher densities within neighborhoods should generally be located adjacent to a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.
7. Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center.
8. Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

2.1.5 (b) Connectivity. Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the Wellness Way North District shall be at least 80 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections¹.

2.1.5 (c) Development Standards. All development within the Wellness Way North District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.5 (c).

¹This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

Lot Development Standards	SFD	SFA	MF	NR
Building Setback				
Front Yard Minimum	20'	20'	10'	0'
Street Side Yard Minimum	10'	10'	10'	5'
Side Yard Minimum	5' ¹	0'/5' ⁵	10'	5'
Rear Yard Minimum	15'	15'	15'	15'
Garage Setback				
Front Load Minimum	25' ²	25' ²	N/A	N/A
Alley Load Minimum	3'/20' ³	3'/20' ³	3'/20' ³	N/A
Encroachments				
Porch Maximum	8'	8'	8'	N/A
Building Stories Maximum	3	3	3	3
Lot Width Minimum	32' ⁴	20' ⁴	40'	40'

Table 2.1.5 (c): Wellness Way North District Development Standards

SFD: Single-Family Detached
 SFA: Single-Family Attached (Duplex/Townhome)
 MF: Multi-Family
 NR: Non-Residential

¹ 4' minimum allowed on lots less than 40' in width.

² Front loaded garages must be recessed at least five feet from front of primary structure.

³ Any setback beyond minimum shall be at least 20'.

⁴ Garages on lots less than 50' wide shall be alley accessed.

⁵ 5' side setback required for end units.

2.1.6 CONSERV District

This District is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

2.2 Permitted Uses, Densities, and Intensities

2.2.1 Density and Intensity Ranges

All development within Wellness Way shall be consistent with the applicable minimum and maximum density and intensity ranges shown in Figure 2.2.1 and Table 2.2.1. The minimum and maximum densities/intensities shown in Table 2.2.1 are the range of net densities/intensities for any individual parcel within a PUD.

Density and Intensity Tiers	Tier A	Tier B	Tier C	Tier D
Residential ^{1,2}				
Min Density (DU/Ac)	6.00	3.00	2.50	2.00
Max Density (DU/Ac)	25.00	20.00	15.00	10.00
Non-Residential ^{3,4}				
Min Gross FAR	0.25	0.25	0.15	0.15
Max Gross FAR	2.00	2.00	2.00	2.00

Table 2.2.1: Wellness Way Density/Intensity Tiers

¹ Density calculated on net buildable acreage (Gross acres minus wetland acres minus water body acres minus designated open space.)

² Accessory Dwelling Units (ADUs) will not be included in unit or density calculations

³ Minimum and maximum FAR shall be applied to the overall development plan and not to each freestanding phase. The Developer shall maintain a cumulative record of FAR approved to date and provide it with each phase of the project.

⁴ Non-residential uses, except for civic and amenity related uses, shall only be located in Centers.

2.2.2 Permitted Principal Uses

The permitted uses shown in Table 2.2.2 for each District are intended to support the following design elements:

- An interconnected network of streets and paths designed to encourage walking and bicycle use, with traffic calming where necessary;
- A complementary mix and range of land uses, including residential, employment, educational, recreational and cultural activities;
- Appropriate densities and intensities of land use within centers;
- Daily activities within walking distance of residences; and
- Public uses, streets and gathering places that are safe, comfortable and attractive for the pedestrian, with adjoining buildings that rationally relate to the street and parking designed to support all transportation modes.

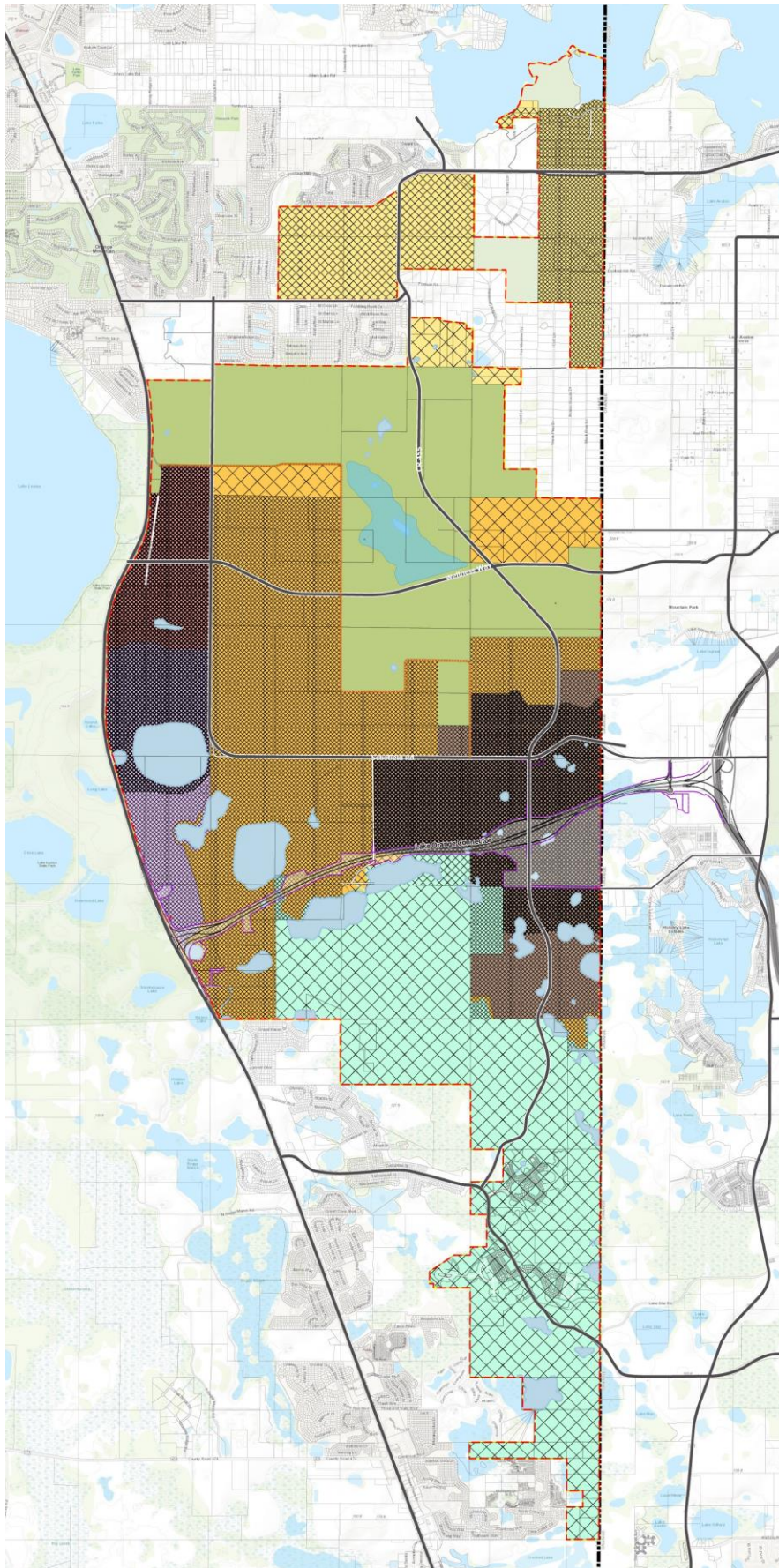


Figure 2.2.1: Density/Intensity Tiers

- Density/Intensity Tier A
- Density/Intensity Tier B
- Density/Intensity Tier C
- Density/Intensity Tier D
- Neighborhood District
- US 27 District
- Multi Use W District
- Multi Use L District
- Conservation Subdivision District
- Wellness Way North District¹
- CONSERV District
- Waterbodies
- Primary Roadway Network
- Secondary Roadway Network
- Clay Road (Preserved)

Table 2.2.2: Permitted Principal Uses by District

P Permitted use in specified District

¹ Permitted only in Centers² Accessory Dwelling Units (ADUs) will not be included in unit or density calculations³ Walk up apartments only; must be located adjacent to Center; no more than three stories in height.⁴ Agriculture allowed throughout District⁵ See 2.1.4 (b) 2⁶ Large, single story commercial building with high ceilings, designed with flexibility in mind to accommodate a mix of office, production, and warehouse/distribution uses.⁷ Outpatient medical uses only⁸ Permitted only by Conditional Use Permit

Residential Uses	Nhd	US 27	Multi-Use W	Multi-Use L	CSD	WWN
Accessory Dwelling Unit ²	P	P	P	P	P	P
Assisted Living Facility	P ¹	P	P	P	--	P ¹
Family Day Care	P ¹	P	P	P	--	P ¹
Nursing Home	--	P	P	P	--	--
Multi Family	P ³	P	P	P	--	P ³
Single Family, Detached	P	P	P	--	P	P
Single Family, Attached	P	P	P	P	P	P
Non-Residential Uses (Center Only)	Nhd	US 27	Multi-Use W	Multi-Use L	CSD	WWN
Agriculture ⁴	P	P	P	P	P	P
Child Day Care	P	P	P	P	--	P
Civic	P	P	P	P	P ⁵	P
Commercial Recreation	--	P	P	P	--	--
Communication Towers	P	P	P	P	P ⁵	P
Conservation Uses	P	P	P	P	P ⁵	P
Drive-thru Facilities	P	P	P	P	--	P
Eating and Drinking	P	P	P	P	--	P
Flex Office ⁶	P	P	P	P	--	P
Hospitals/Outpatient Medical	P ⁷	P	P	P	--	P
Hotels/Motels	--	P	P	P	--	--
Institutional	P	P	P	P	P ⁵	P
Logistics/Distribution	--	--	--	P	--	P ⁸
Manufacturing/Processing	--	--	P	P	--	--
Office	P	P	P	P	--	P
Outdoor Storage as Principal Use	--	--	--	--	--	--
Personal Storage (Indoor)	--	P	P	P	--	--
Retail	P	P	P	P	--	P
Services, Personal	P	P	P	P	--	P
Services, Automotive ⁸	--	P	P	P	--	--
Schools	P	P	P	P	P	P

2.3 Site and Architectural Standards for Centers

The following standards apply to all buildings and sites in Centers.

2.3.1 'A' and 'B' Street Framework

Every street within the Center area of each District shall be designated as either an 'A' street or a 'B' street. At least 50% of the streets in an individual Center must be 'A' streets.

- 'A' streets are intended to be the primary pedestrian-oriented streets that provide a mix of uses, promoting pedestrian activity, cycling, and transit. These streets will have building frontage requirements that establish a strong relationship between the building and the street.
- 'B' streets are intended to provide vehicular and service access to development blocks. These streets will have no building frontage requirements. While "B" streets are not intended to be primary pedestrian streets, they should include sidewalks and street trees in accordance with appropriate street types. "B" streets can either be publicly dedicated or privately maintained.

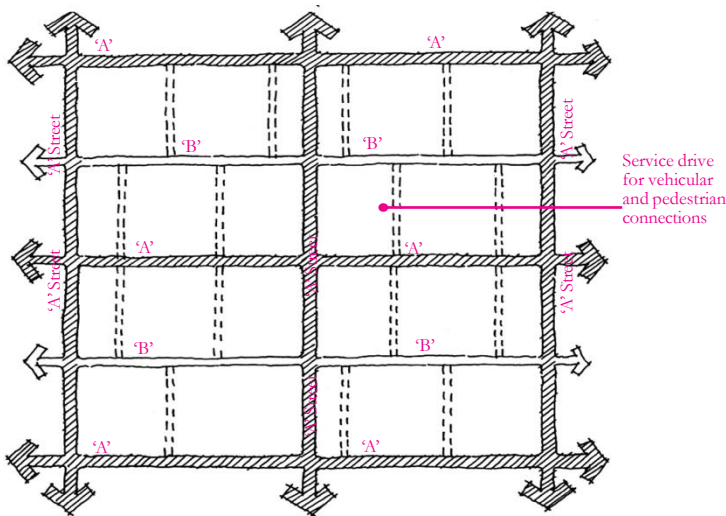


Figure 2.3.1: 'A'/'B' Street Concept

Since 'A' and 'B' streets inside centers may not be public streets, each PUD shall define its own applicable cross section consistent with the standards of this section.

Maximum internal block lengths, defined as the distance between 'A' Streets, shall be as indicated in Table 2.3.1. This requirement only applies to the Center area of each District.

District	Max Block Face Length
Multi-Use W	600 ft
Multi-Use L	— ¹
US 27	600 ft
Neighborhood	500 ft
Wellness Way North	500 ft

Table 2.3.1: Centers Maximum Block Lengths by District

¹ Logistics/Distribution and other major employment facilities exempt from this requirement.

2.3.2 Building Location and Siting

In general, within the Neighborhood, US 27, Multi-Use W, and Wellness Way North Districts, urban architecture should be built up to all property lines that front 'A' streets described in Section 2.3.1 and/or parks described in Section 4.4. The intent of these standards is to promote a substantially continuous building edge along these streets to encourage density, connection to adjacent properties, and street activity.

- Parking and service areas shall not be located between the principal building and the street.
- Building service elements (e.g., loading docks, dumpsters, etc.) shall be located at the rear of the building and screened from view of adjacent 'A' Streets. Development is encouraged to develop a system of service alleys to provide access to these areas.
- Buildings on corner parcels shall be located up to and address the corner. They are encouraged to wrap the corner where possible.

Within the Multi-Use L District, industrial and manufacturing buildings should be sited, regardless of their use, in a manner that emphasizes building frontage and landscape more than parking and service/loading areas. While there is not a requirement that buildings be placed at the edge of the sidewalk; the intent of these guidelines is to encourage a varied streetscape that allows buildings with a mix of employment uses in close proximity to each other.

1. Buildings are encouraged to have a variety of front setbacks in order to avoid the creation of a constant wall of buildings. This is particularly important where proposed buildings have similar heights and massing.
2. Large scale parking and service areas shall not be located between the principal building and the street. No more than a single bay of parking may be located between the principal building and the street at the front of the parcel. Where parking is provided between the building and street, at least 25% of the building frontage must be kept free of parking stalls.
3. Parking may be located to the side of the principal building. In this condition, special screening guidelines apply.
4. Where unique operational needs of logistics and distribution uses require a parking arrangement inconsistent with these standards, the PUD shall incorporate alternative standards consistent with Section 1.6.

2.3.3 Required Building Frontages

All buildings in Centers shall provide a primary frontage consistent with one of the following types. Each frontage type has a schematic example and standards that are required for development within the Center.

2.3.3 (a) Storefront. Storefront frontages are intended to create an enhanced pedestrian-oriented environment through design elements such as high visibility into the buildings, shade fixtures, outdoor dining spaces, architectural details and other features. These Storefront frontage elements are governed by the following requirements:

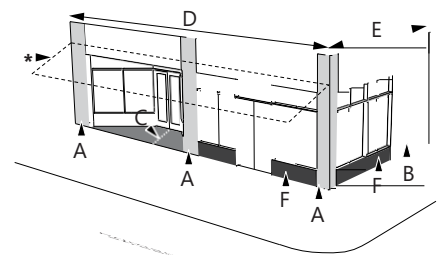
General. The frontage is set back from the front property line per applicable street setback requirements typically at or near a front property line with the entrance at sidewalk grade. Frontages shall incorporate awnings, marquees and/or arcades that cover the sidewalk and may request to extend into the right-of-way, as well as galleries. Recessed entrances are acceptable. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages directly facing an 'A' Street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area. Multi-story buildings shall contain recognizable ground floor, middle, and cornice areas.

Windows and Entrances. All glass shall be clear and non-reflective. If glass incorporates tinting, it should be transparent enough for those outside the buildings to see building occupants. Tinting should not be the primary strategy to provide privacy or reduce solar transmittance, but rather these should be accomplished through the articulation of buildings facades with awnings, wall thickness, canopies, marquees, arcades or galleries.

Transparency. Transparency shall be calculated as the percentage of clear glass between the ground and 10 feet in height. False windows shall not be counted toward meeting the minimum transparency requirement.

Dimensional Requirements	Min	Max
A - Distance between door and/or window opening on primary frontage (ft)	--	4
B - Distance between door and/or window opening on secondary frontage(ft)	--	10
C - Door recess (ft)	--	5
D - Primary frontage ground floor transparency (%)	60	--
E - Secondary frontage ground floor transparency (%)	60	--
F - Height to bottom of window (ft)	--	2.5

Table 2.3.3 (a): Storefront Frontage Requirements



2.3.3 (b) Civic/Institutional Frontage Civic and institutional frontages are intended to facilitate the functioning of government buildings, hospitals, churches, and other public type uses, while maintaining a pedestrian orientation. It is acknowledged that such buildings are sometimes internally complex and uses are sensitive in nature. Flexibility in the requirements is warranted as follows:

General. Frontages shall incorporate awnings, marquees, porches, and/ or arcades. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages facing a street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area. Multi-story buildings shall contain recognizable ground floor, middle, and cornice areas. Buildings should have a well-defined pedestrian access on the primary frontage.

Transparency. Transparency shall be calculated as the percentage (%) of clear glass between the ground and 10 feet in height. Exceptions to the transparency requirements may be granted where patient privacy or employee safety would be compromised. In such situations, the building shall be designed with features that break up the mass of the building such as treated or spandrel glass, building articulations, architectural fenestrations or green wall landscape features. For these exceptions, such details shall be counted towards the transparency requirement.

Dimensional Requirements	Min	Max
Primary frontage ground floor transparency (%)	25	--
Secondary frontage ground floor transparency (%)	15	--

Table 2.2.2 (b): Civic/Institutional Frontage Requirements

2.3.3 (c) Industrial Frontages. Industrial frontages are intended to facilitate the function of warehouse, manufacturing, or flex office/ industrial uses, while maintaining a high- quality visual environment. Industrial frontage elements are governed by the following requirements:

General. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages facing a street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area.

Exterior Surface Materials. No exposed, unfinished sheet metal or concrete shall be permitted on building exteriors unless used as an accent to the architectural style of the building. No exposed, unfinished concrete block shall be permitted on building exteriors or screen walls. Color palette, materials, and finishes shall be consistent on all exterior elevations of the principal building. Any secondary buildings, accessory structures, or screen walls shall be treated consistent with the principal building. Gutters, downspouts, vents, louvers, and rolling doors, shall be a color consistent with the color scheme of the building they are incorporated into.

Transparency. Transparency shall be calculated as the percentage of clear glass between the ground and 10 feet in height. The following requirements apply only to the office portion of an industrial building frontage.

Dimensional Requirements	Min	Max
Primary frontage ground floor transparency (%)	25	--
Secondary frontage ground floor transparency (%)	15	--

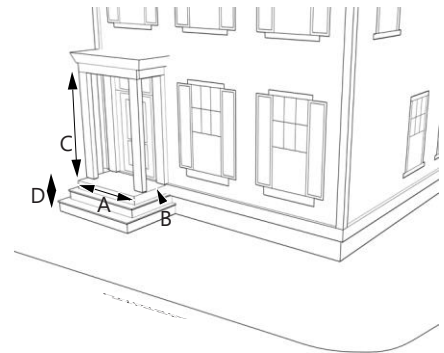
Table 2.2.2 (c): Industrial Frontage Requirements

2.3.3 (d) Stoop. A stoop is an elevated entrance to a building, usually of a residence, with small setbacks from the sidewalk:

General. Stoops must be set back from the front lot line per applicable setback standards. Steps from the sidewalk to the stoop may encroach into the minimum setback but shall not encroach into the ROW. The frontage includes an elevated landing and entryway accessed by a series of steps. The stoop may or may not feature a roof covering the landing.

Dimensional Requirements	Min	Max
A - Width (ft)	5	8
B - Depth (ft)	4	8
C - Height (ft)	8	--
D - Elevation (ft)	2	3

Table 2.2.2 (d): Stoop Frontage Requirements



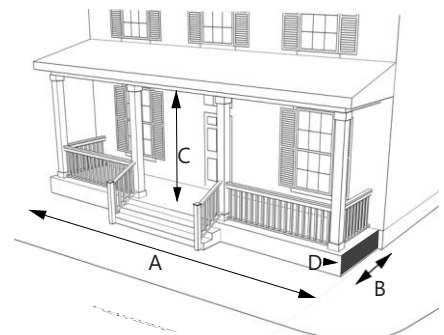
2.3.3 (e) Porch. A porch is a covered entry and sitting area attached to the face of a residential building, at the same level as the ground floor, and accessed by a series of steps.

General. Porches must be set back from the front lot line per applicable setback standards. Porches may wrap around the corners of the building.

Steps from the sidewalk to the porch may encroach into the minimum setback but shall not encroach into the ROW.

Dimensional Requirements	Min	Max
A - Width (ft)	10	--
B - Depth (ft)	6	12
C - Height (ft)	8	--
D - Elevation (ft)	2	3

Table 2.2.2 (e): Porch Frontage Requirements



2.3.4 Building Facade Standards

2.3.4 (a) Commercial and Mixed-Use Buildings. Building facades shall be composed with elements that reinforce a pedestrian scale. These elements are to be utilized to create a rhythm and scale consistent with traditional architecture. Large unarticulated facades along the sidewalk are not conducive to a pedestrian experience. The street front facades of all new buildings shall be broken down into a number of smaller bays that relate to the context. Additional interest can be added through variations in solid and void composition, color, material, and height.

The following standards shall apply to all commercial and mixed-use buildings in Centers within the Neighborhood, US 27, Multi-Use, and Wellness Way North Districts:

1. All facades shall present consistent design elements that reflect appropriate structural elements and variation of the wall plane through the expression of at least three of the following:
 - Floors (banding, belt courses, etc.)
 - Vertical support (columns, pilasters, piers, quoins, etc.)
 - Foundation (water tables, rustication, etc.)
 - Variation in wall plane through the use of projecting and recessed elements
 - Changes in material or material pattern
2. Facades oriented to a publicly accessible street or open space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
3. Each block of new construction shall contain unique building facades to encourage architectural variety within the Center.

2.3.4 (b) Industrial Building Facades. Industrial building facades shall be composed with elements that reduce the mass of building walls, reinforce locations of entries, and create architectural interest. This can be done through variations in solid and void composition, color, material, and height. The following standards shall apply to all industrial buildings in Centers:

1. The front façade of every building should reflect appropriate structural elements and variation of the wall plane through the expression of at least three of the following:
 - Floors (banding, belt courses, etc.)
 - Vertical support (columns, pilasters, piers, quoins, etc.)
 - Foundation (water tables, rustication, etc.)
 - Variation in wall plane through the use of projecting and recessed elements
 - Changes in material or material pattern

2. The sides of each building on a site, particularly buildings visible from multiple streets, should be consistent in design and should be compatible with other development in the immediate vicinity.
3. Industrial building frontages shall be broken up and/or screened with landscape at intervals of no more than 100 linear feet. For cross-dock facilities where this is not feasible, additional perimeter landscaping may be substituted to be determined at PUD zoning.

2.3.5 Pedestrian Access

Buildings shall feature functional pedestrian entrances. When parking is located to the rear of a street-facing building, entrances shall be provided from both the front and rear of the building rather than solely from the parking lot. The following standards shall apply to all buildings in Centers:

1. Primary entrances shall be both architecturally and functionally designed to demonstrate their prominence.
2. All buildings fronting 'A' Streets and/or parks described in Section 4.4 shall have a main entrance from the public sidewalk. In addition, each retail use along these streets shall have an individual public entry from the street.
3. Entrances along a public sidewalk shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
4. Logistics and distribution buildings, due to the nature of their operations, are exempt from the requirements of this section.

2.3.6 Exterior Surface Materials and Colors

The materials used in building facades adjacent to public streets shall reinforce a strong pedestrian realm. The following standards shall apply to all buildings in Centers:

1. In general, facades shall utilize one clearly dominant material and no more than three exterior building materials (in addition to glass). Selection should be based on the material's durability.
2. Street level design shall reflect a direct relationship to pedestrians. Materials used at street level shall reflect a higher level of finish and tactile interest to reinforce the pedestrian environment.
3. Inappropriate materials:
 - EIFS (Exterior Insulation & Finish System)
 - Applied Stone - any stone system without cavity wall construction
 - Vinyl or Aluminum Siding
 - Mirrored or Tinted Glass (on the ground floor)
4. Colors will be reviewed and approved administratively. No primary or fluorescent colors will be permitted.

2.3.7 Awnings and Canopies

The use of elements such as canopies, awnings, alcoves, balconies, arcades, and storefront windows should be utilized to break down the scale of an otherwise too massive building. The following standards shall apply to all buildings in Centers:

1. Window awnings and canopies are encouraged.
2. Awning and canopy materials shall be compatible with other materials utilized in the building façade. Plastic or vinyl awnings are not permitted.
3. These elements may overhang into the right-of-way so long as a clear pedestrian pathway is maintained.
4. The design of all building elements shall be coordinated with streetscape elements in the public right of way. Any encroachments into the public right of way must meet current City standards and be approved prior to installation.

2.3.8 Ground Floor Residential Character

The integration of residential buildings within Centers can add to the mixed-use nature of these places. Rather than units segregated from other non-residential uses, careful design can integrate residential uses within a mixed-use development. The following standards shall apply to all buildings in Centers with ground floor residential uses:

1. Where residential occurs on the ground floor of a building, a maximum 10-foot setback is allowed, but not required, to accommodate entrance stoops, planters, canopies or landscaped areas.
2. Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised stoop.
3. Residential characteristics such as elevated stoops, entrance canopies, balconies, and other features are required in all residential development.
4. No front-loaded garages are permitted in any Center.

2.3.9 Parking Lot Design

Within Centers, parking shall be designed to be safe, shaded, and easily accessible, but must be located in such a fashion that it does not dominate the development of a site. The following standards shall apply to all buildings in Centers:

1. Surface parking within Centers is to be limited to the minimum required by governing code. Additional parking above code minimum is permitted provided that it is contained within the footprint of a building, ~~or~~ in a parking structure, or in a surface lot with enhanced parking lot landscaping and pedestrian circulation to be determined at PUD zoning.
2. Certain specialized or unique uses may require more surface parking than allowed by Code minimum standards and such parking shall be determined at PUD zoning, subject to otherwise applicable code requirements.
3. Pedestrian walkways through parking areas are required and should be carefully defined, particularly where pedestrian and vehicle conflicts are unavoidable.
 - a) Pedestrian walkways shall be provided within all parking lots serving commercial, office and multi-family residential development, and be designed to provide direct connections between all building entrances, adjacent rights-of-way, transit stops, and outparcels.
 - b) A minimum of one pedestrian walkway shall be provided for every five head-to-head parking rows, except where an alternative arrangement is approved as part of a planned unit development.

- c) At least one pedestrian walkway shall be designed to provide a direct connection from the main pedestrian entrance of any anchor tenant, principal building, or multi-family leasing office to the sidewalk along the perimeter of the development site.
 - d) Pedestrian walkways shall have a minimum width of 14 feet, including a minimum of six feet in width for the sidewalk, and a minimum of eight feet in width for the central landscape strip. All unpaved areas within pedestrian walkways shall have 100 percent landscape coverage in accordance with this Section, and shall conform to the tree spacing requirements provided therein. Shade structures, including pergolas or gazebos, may be substituted for canopy trees.
 - e) Crosswalks connecting pedestrian walkways across parking lot drive aisles shall be designed and constructed to appear visually distinct from the adjacent driving surface through the use of colored or textured concrete.
4. Building exposure shall be maximized and parking areas minimized along all 'A' Street frontages, where parking areas should be located behind buildings and be screened from direct view from the street through the use of landscaping, knee walls, etc.
 5. Where parking areas cannot be located behind buildings and are therefore adjacent to public streets, parking areas shall be screened using some combination of landscaping, colonnades, trellises, pergolas, knee walls, low masonry or concrete walls.

2.3.10 Parking Lot Screening

On larger blocks within Centers, parking may be located to the side of the building. When parking is visible from public or private 'A' Streets, walls, architectural elements, and/or landscaping materials shall be used to screen views. The following standards shall apply to all buildings in Centers:

1. Where parking lots are located adjacent to 'A' Streets, a street wall edge to the sidewalk shall be maintained by a solid knee wall of 30" to 36" in height in order to reduce visual impact of parking fields and headlights.
2. Wall materials should be consistent with the composition of the adjacent building façade.

2.3.11 Service and Storage Yards and Loading Docks

The mix of uses in the Centers necessitates a certain amount of service and loading areas. In order to maintain a positive image of building and landscape from the street, service and loading shall be oriented toward the interior of blocks and screened with landscape. The following standards shall apply to all buildings in Centers:

1. Loading docks should be oriented toward the interior of a block to the extent possible. Where no feasible option exists to orient inward, docks shall be screened from view of adjacent public rights of way by an appropriate landscape buffer. In no case shall loading docks be located less than 150 feet from a single-family residential use.

2. Loading areas are not to interfere with on-site pedestrian and vehicular circulation. Loading areas must be separate from areas that are devoted to public parking and public entrances.
3. Loading operations shall not be conducted on or from a public street.
4. No outdoor storage as a principal use is permitted within the District. Storage of equipment and vehicles shall be within a building or storage yard enclosed and screened from the public right of way and adjacent properties.
5. Service and/or storage yards¹ should include, but not be limited to, loading areas, refuse and recycle bins, trash compactors, equipment and material storage, utility cabinets and transformers.
6. Service yards will be easily accessible to tenants and service vehicles and shall be located to minimize conflicts with other activities on the site. Public circulation shall be separated from service yards.
7. Service yards may not be located within 150 feet of properties planned or zoned for single family residential use.

¹ Those areas required to provide loading, unloading, waste management, and other services necessary for the operation of the building and its tenants.

2.3.12 Landscape, Buffers, Walls, and Fencing for Industrial Sites

Within the Multi-Use L District, there should be a focus on creating an image of buildings and landscape rather than parking and service areas. The landscape between the building and public streets is intended to be informal and create a soft appearance over time. Screening landscape is intended to mask the appearance of more industrial elements of sites to allow for integrated uses within the District. The following standards shall apply to all industrial buildings in the Multi-Use L District:

1. Where the parking area is visible from a public street or highway, the area will be screened from view by some combination of landscaping, earth berms and decorative walls. Landscape screens consisting of trees, shrubs, ground cover and earth berms are preferred.
2. All service yards and maintenance equipment must be enclosed and screened from the public right of way. Screening may be accomplished with a combination of buildings, walls, landscaping, and/or landscaped earth berms.
3. Walls and accessory structures shall be consistent with the building materials, finish and colors used in the main building or buildings.
4. Masonry walls and/or buffer landscaping shall be provided along the side and rear property lines and streets adjacent to property planned or zoned for residential use.
5. Walls or fences of more than 100' in length should be broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in materials and colors.

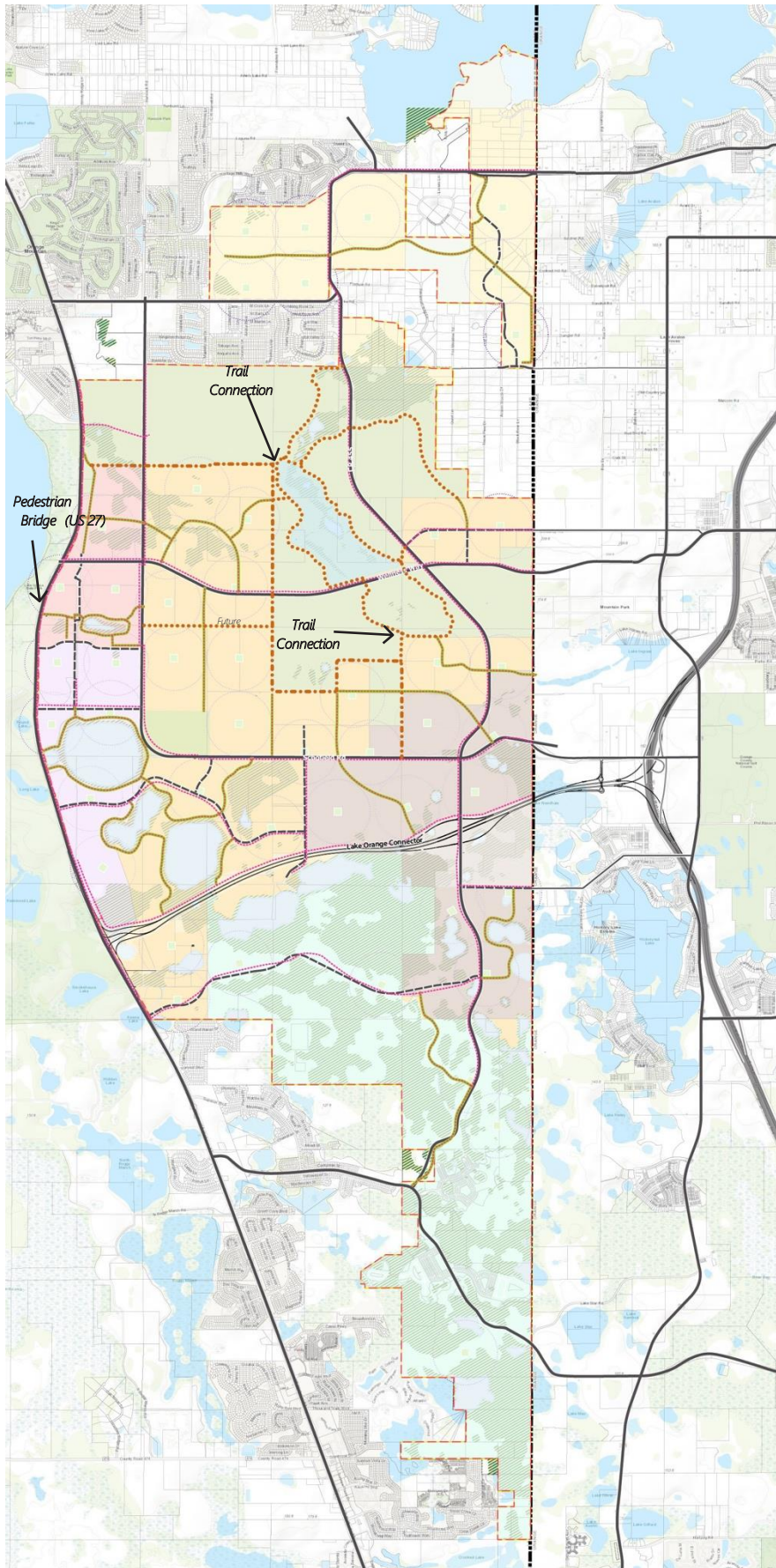


Figure 3.1: Wellness Way Mobility Framework Map

- [—] Regional Roadway Network
- [---] Neighborhood Connector ¹
- [...] Trunk Trail
- [—] Neighborhood Trail ²
- [---] Clay Road (Preserved)/Trail
- [■] CONSERV Trail (Clay)

¹ Locations of Neighborhood Connectors are conceptual. Alternate alignments that achieve similar connectivity shall be considered at the time of PUD zoning.

² The location of Neighborhood Trails in this figure is illustrative. Final location and design to be determined at time of PUD zoning.

Section 3 | Mobility and Connectivity

3.1 Mobility and Connectivity General Intent

Complete streets are a guiding principle for the organization and design of the entire Wellness Way community. This principle supports the most efficient and effective means to maximize access to different methods of movement within and between neighborhoods, wellness spaces, workplaces and commercial centers.

Figure 3.1 identifies the major framework roadways within Wellness Way which establish the basic structure for mobility within the community. The roadway network should be thought of as two distinct, but interconnected network elements. These two network elements are the Regional Roadway Network and the Neighborhood Street System.

3.2 Wellness Way Regional Roadway Network

This network is defined in Policy I-8.3.1 of the Comprehensive Plan and is comprised of the following roadways:

1. Wellness Way from US 27 to the Orange County Line
2. Hancock Road from Wellness Way to Hartwood Marsh Road
3. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
4. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard

3.2.1 Regional Roadway Network Construction and Financing

The network is to be constructed commensurate with the phasing of land development activities in Wellness Way. The objective is to achieve interconnectivity of this network with existing regional roadways to the north and east as quickly as possible, and to minimize reliance on US 27 as the only regional roadway for access to new development activity.

In order to achieve an orderly delivery of the Wellness Way Regional Roadway Network, each rezoning application in Wellness Way must conduct a traffic study to determine the proportionate share of that project's impact on the network. The findings of each study will produce the financial contribution that must be made to the network for each project.

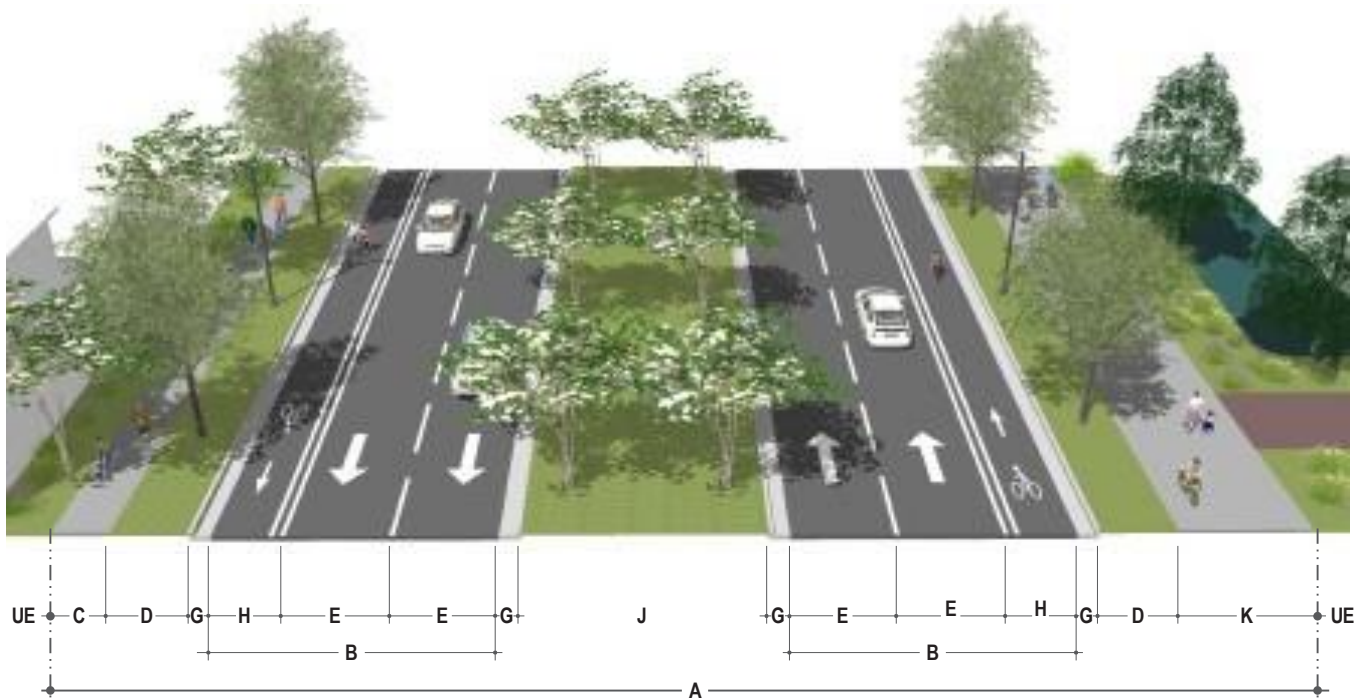
The City shall consider Transportation Impact Fee Credit (TIFC) agreements with developers and/or property owners who will construct some or all of the roadways in 3.2 in exchange for impact fee credits. Inside Wellness Way, only those roadways listed in section 3.2 are eligible for impact fee credits.

Each application for zoning approval within Wellness Way share require a (TIFC) agreement to be approved before any land development activity (subdivision approval, mass grading, site infrastructure, etc.) may commence. The TIFC agreement will include a schedule of proportionate share payments to be made by project phase. The TIFC agreement shall allow for the contributions of off-site right-of-way, roadway design, permitting and roadway construction to be creditable against the required proportionate share payments. Development phases may only be advanced once the corresponding proportionate share payment or work/contributions in lieu of payment have been made at the beginning of each phase.

Proportionate share payments are transportation impact fee creditable per Florida Statute. If, for any reason, a project's proportionate share payment is less than the transportation impact fees generated by the project, the project shall still be responsible for its full payment of transportation impact fees once proportionate share payments have been made.

3.2.2 Cross Sections

These multi-modal corridors shall be designed to balance the need to provide mobility for a large volume of daily auto users, while supporting the design characteristics of the adjoining land uses. Each of the corridors will be established with sufficient future right-of-way to support four travel lanes with a multi-purpose path on one side of the roadway. Conceptual cross sections for these corridors are shown in Figures 3.2.2 (a) and 3.2.2 (b).



General	
Thoroughfare type	Boulevard
Movement	Free
Vehicular design speed	45 MPH
Traffic lanes	4 lanes
Parking lane	No on-street parking
Bike facility	Bike lanes
Walkway type	Sidewalk one side, Multi-use trail one side
Planting type	Planting strip
Tree spacing	50' o.c. average

Figure 3.2.2 (a): Regional Roadway Illustrative Urban Section

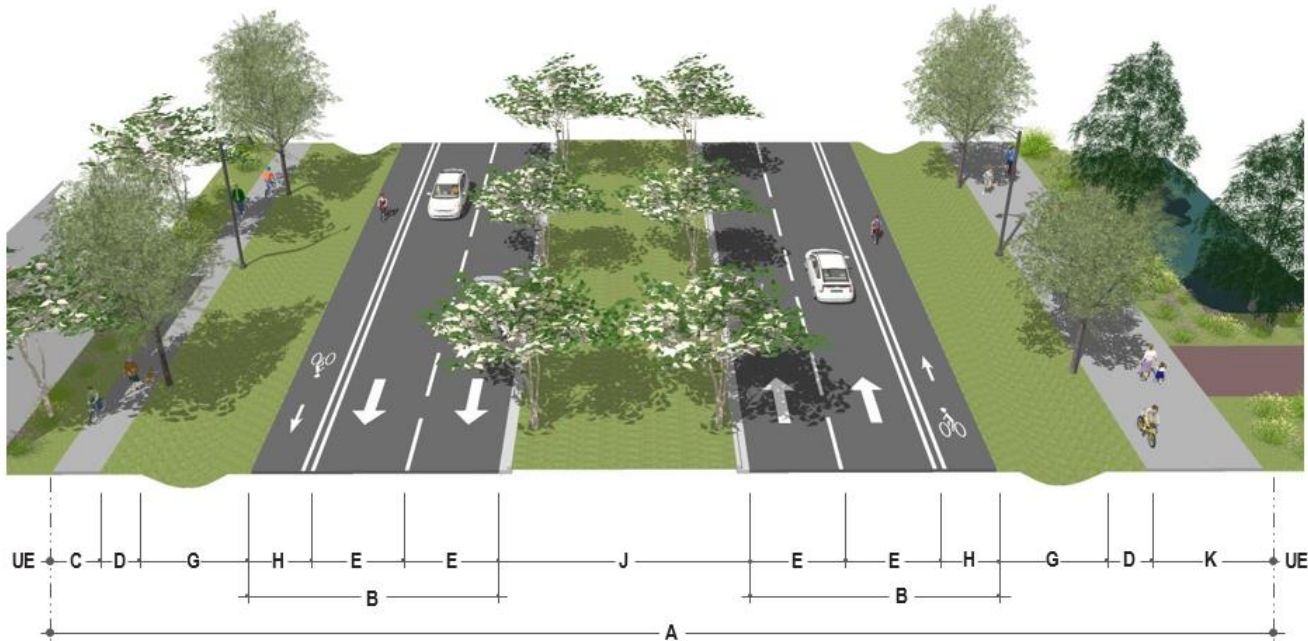
This section applies to all Regional Roadway listed in Section 3.2 outside of CONSERV lands.

Final roadway dimensions will be determined with final engineering documents.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

2 Median openings for turn lanes must be at least 22' wide.

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	120'	200'
Pavement width (B)	29'	31'
Sidewalk (C)	6'	10'
Planting area (D)	8' ¹	open
Travel lane (E)	11'	12'
Parking lane (F)	Not Applicable	
Curb and gutter (G)	2' standard	
Bike lane (H)	7'	7'
Median (J)	14' ²	30'
Wellness Ridgeway Trunk Trail (K)	14'	16'
Utility Easement (UE)	TBD at time of PUD Zoning	



General

Thoroughfare type	Boulevard
Movement	Free
Vehicular design speed	45 MPH
Traffic lanes	4 lanes
Parking lane	No on-street parking
Bike facility	Bike lanes
Walkway type	Sidewalk one side, Multi-use trail one side
Planting type	Planting strip
Tree spacing	50' o.c. average

Figure 3.2.2 (b): Regional Roadway Illustrative Rural Section

This section applies to roadways within CONSERV lands.

Final roadway dimensions will be determined with final engineering documents.

- 1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.
- 2 Median openings for turn lanes must be at least 22' wide.

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	120'	200'
Pavement width (B)	29'	31'
Sidewalk (C)	6'	10'
Planting area (D)	4' 1	open
Travel lane (E)	11'	12'
Parking lane (F)	Not Applicable	
Swale (G)	14'	18'
Bike lane (H)	7'	7'
Median (J) (includes 2' curb/gutter each side)	14' 2	30'
Wellness Ridgeway Trunk Trail (K)	14'	16'
Utility Easement (UE)	TBD at time of PUD Zoning	

3.3 Neighborhood Street System

The design of new neighborhoods in Wellness Way is intended to achieve mobility options and connectivity elements within and between neighborhoods. This will be accomplished by ensuring:

1. Local streets form an interconnected network of automobile, bicycle, and pedestrian routes providing direct connections to local destinations.
2. Local streets provide for both intra- and inter-neighborhood connections and thus knit neighborhoods together, not form barriers between them.
3. Local streets are both public ways and neighborhood amenities. They shall have continuous sidewalks, bikeways (where appropriate), street trees, and other amenities that support the pedestrian.
4. In order to provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets such as cul-de-sacs, T-turnarounds, and dead ends shall be used only as a last resort. In places where an unconnected street may be desirable or cannot be avoided due to the configuration of developable land, pedestrian and bicycle connectivity shall be provided via through-connections designed into the fabric of the community, wherever practicable.

All development plans in Wellness Way shall include streets stubbed to the boundary of the development in all major directions. Development plans shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. In order to continue the interconnected street network of the area from one development to the next, street connections shall be made between adjacent development. This requirement does not apply if it is demonstrated that a connection cannot be made because the existence of one or both of the following conditions:

1. Physical conditions preclude development of a connecting street on the adjacent property, or
2. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection.

Developments adjacent to school properties shall be required to provide right-of-way and a direct safe access path for pedestrian and bicycle travel to existing and planned school sites and shall connect to the neighborhood's existing pedestrian network.

Public access shall be provided to all publicly owned and maintained parks, recreation areas, conservation areas, natural areas, lakes and general open space from a public roadway, sidewalk, or trail. The public roadway, sidewalk, or trail shall be located to provide access between private property, including homes, and the park, recreation area, conservation area, natural area, lake, or general open space.

Street design should include provisions for wildlife connectivity across or under roadways that must cross wetland systems and associated buffers due to no other means of connectivity.

PUDs within Wellness Way shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with centers, neighborhoods, parks, and schools, and may include:

- a) Shared lane markings;
- b) Designated bike lanes;
- c) Separated bike facilities or “cycle tracks”; and/or,
- d) Multi-use paths and trails.

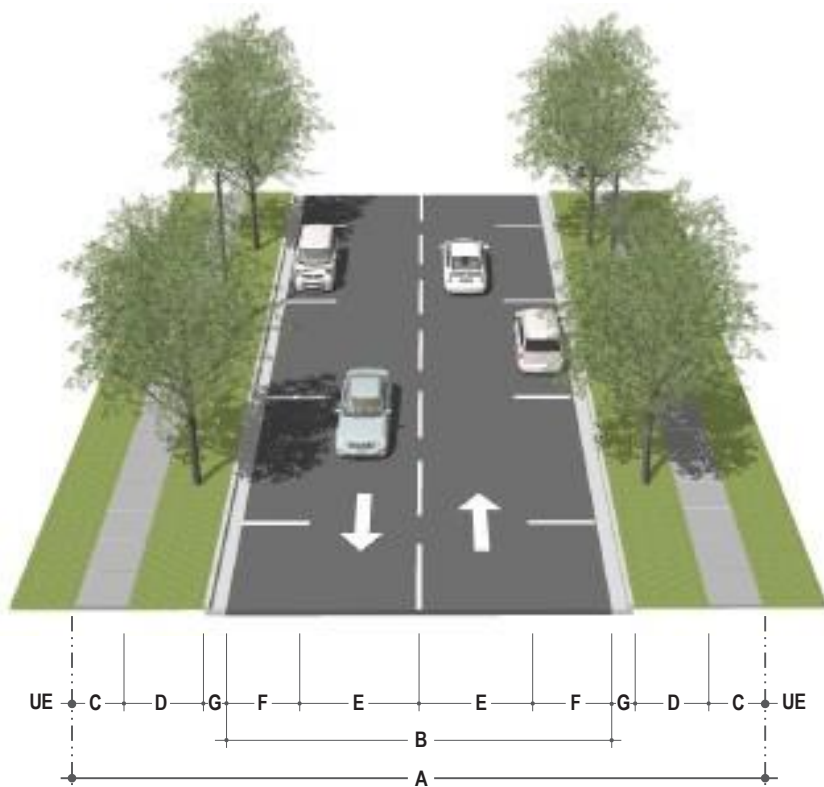
3.3.1 Cross Sections

Streets shall be designed consistent with the following criteria.

3.3.1 (a) Neighborhood Connectors. Neighborhood Connectors are intended to be complete streets, designed to accommodate the needs of adjacent users as well as the movement through the interior of a neighborhood or district. They serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction. Conceptual cross sections for these streets are shown in Figures 3.3.1 (a1) and (a2).

3.3.1 (b) Local Streets. Local streets are intended to be complete streets, designed to provide access to homes and businesses. They, too, serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction. Conceptual cross sections for these streets are shown in Figures 3.3.1 (b1) and (b2).

3.3.1 (c) Alleys. Alleys provide service access to homes and businesses. Conceptual alley cross section is shown in Figure 3.3.1 (c).



General		
Thoroughfare type	Street	
Movement	Free	
Vehicular design speed	35 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel	
Bike facility	Shared lanes ¹	
Walkway type	Sidewalk both sides	
Planting type	Planting strip or tree wells (in urban setting)	
Tree spacing	50' o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	70'	90'
Pavement width (B)	38'	42'
Sidewalk (C)	6'	12'
Planting area (D)	8' ²	open
Travel lane (E)	11'	12'
Parking lane (F)	8'	9'
Curb and gutter (G)	2' standard	
Bike lane (H)	7' if provided adjacent to parking	
Utility Easement (UE)	TBD at time of PUD Zoning	

Figure 3.3.1 (a1): Neighborhood Connector Typical Section

This section typically applied to internal streets connecting neighborhoods. It may also be used in areas of higher density residential and/or commercial/mixed-use contexts.

¹ If this section is utilized for a street classified as a collector roadway, it will be considered for bike lanes consistent with requirements of Florida Greenbook, Chapter 9.

² Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

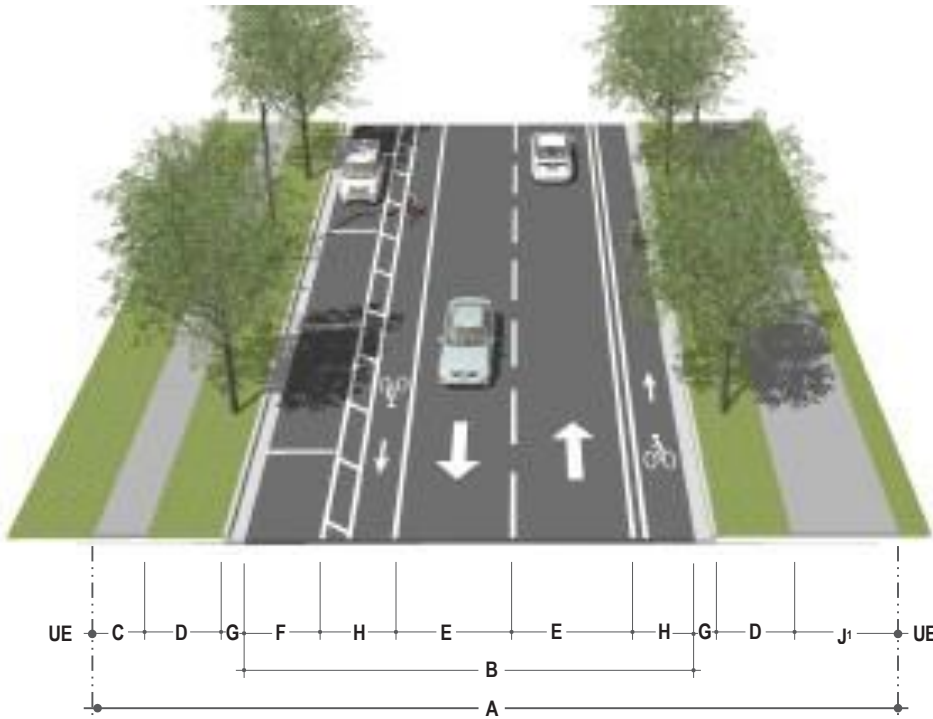


Figure 3.3.1 (a2): Neighborhood Connector
2 Typical Section

This section typically applied to higher density residential and/or commercial/mixed-use contexts.

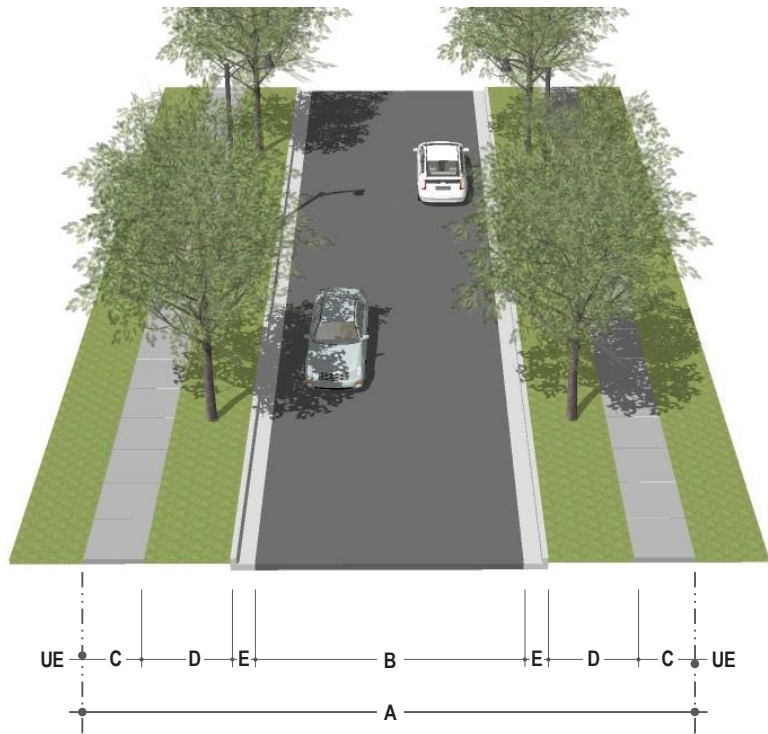
¹ If a multi-use trail is provided within the right-of-way, the area from the back of curb to the edge of right-of-way inclusive of the trail may be counted for park space credit as a Greenway under Section 4.2 of these standards.

² Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

General		
Thoroughfare type	Street	
Movement	Free	
Vehicular design speed	35 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel striped one side only	
Bike facility	Bike lanes	
Walkway type	Sidewalk both sides (one side may be multi-use trail)	
Planting type	Planting strip	
Tree spacing	50' o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	80'	100'
Pavement width (B)	42'	45'
Sidewalk (C)	6'	12'
Planting area (D)	8' ²	open
Travel lane (E)	11'	12'
Parking lane (F)	8'	9'
Curb and gutter (G)	2' standard	
Bike lane (H)	5' (7' adjacent to pkg)	7'
Multi-use trail (J)	14'	16'
Utility Easement (UE)	TBD at time of PUD Zoning	



General		
Thoroughfare type	Street	
Movement	Slow	
Vehicular design speed	25 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel informal (one side @ 24'/both sides @ 28')	
Bike facility	Shared lanes	
Walkway type	Sidewalk both sides	
Planting type	Planting strip	
Tree spacing	50 ft o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	54'	60'
Pavement width (B)	24'	28'
Sidewalk (C)	5'	open
Planting area (D)	8' 1	open
Curb and gutter (E)	2' standard	
Utility Easement (UE)	TBD at time of PUD Zoning	

Figure 3.3.1 (b1): Local Street Typical Section

This section typically applied to lower density residential contexts.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

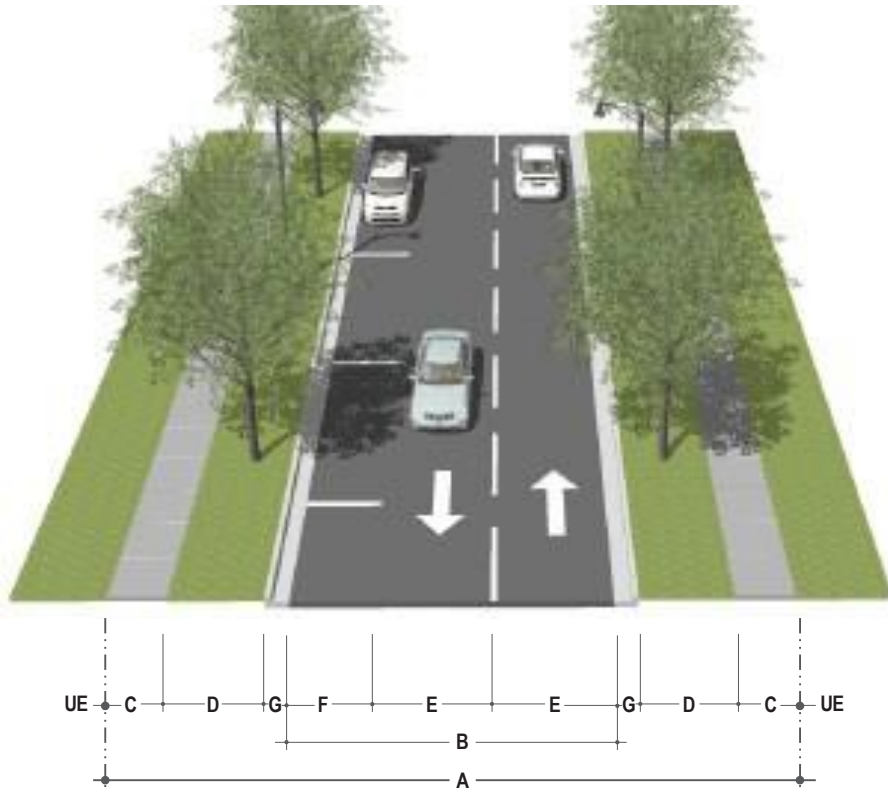


Figure 3.3.1 (b2): Local Street 2 Typical Section

This section typically applied to lower density residential contexts where parking and a free flow condition is required.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

General		
Thoroughfare type	Street	
Movement	Free	
Vehicular design speed	35 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel striped one side only	
Bike facility	Shared lanes	
Walkway type	Sidewalk both sides	
Planting type	Planting strip	
Tree spacing	50' o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	65'	80'
Pavement width (B)	30'	32'
Sidewalk (C)	6'	12'
Planting area (D)	8' 1	open
Travel lane (E)	11'	12'
Parking lane (F)	8'	9'
Curb and gutter (G)	2' standard	
Utility Easement (UE)	TBD at time of PUD Zoning	



General		
Thoroughfare type	Alley	
Movement	Yield	
Vehicular design speed	10 MPH	
Traffic lanes	1 lanes	
Parking lane	Not permitted	
Bike facility	None	
Walkway type	None	
Planting type	Grass	
Tree spacing	Not applicable	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	20'	30'
Pavement width (B)	12'	15'
Curb (C)	1'	2'
Planting area (D)	3'	6'

Figure 3.3.1 (c): One-Way Alley Typical Section

This section is applicable to many urban contexts.

If this section is utilized as the required fire department access road, the one-way alley shall be a 17-foot driveway width including curbs.

Final roadway dimensions will be determined with final engineering documents.

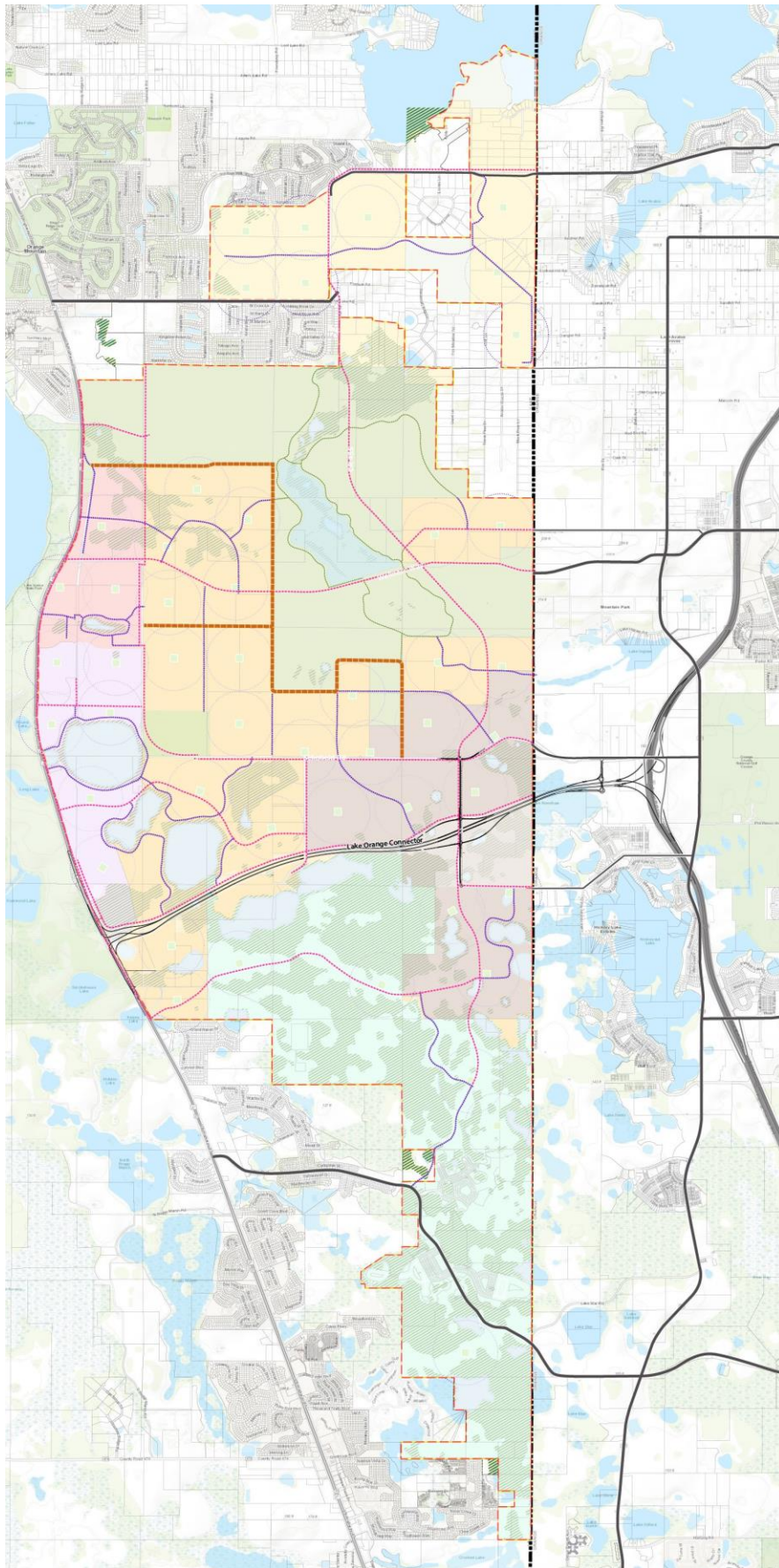


Figure 3.4: Wellness Ridgeway Network Framework Map

- [.....] Trunk Trail [Maintained by City or County]
- [.....] Neighborhood Trail [Maintained by HOA, CDD, or other entity]
- [.....] Clay Road (Preserved) [Maintained by City or County]
- [.....] CONSERV Trail [Maintenance responsibility to be determined]

3.4 Wellness Ridgeway Network

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

1. Trunk Trail
2. Neighborhood Trail
3. Clay Road
4. CONSERV Trail

3.4.1 Cross-Sections

The Wellness Ridgeway Network shall be developed consistent with PUD phasing such that trail connections are completed concurrent with development of each neighborhood or center. Illustrative cross sections for these trails are shown in Figures 3.4.1 (a) and (b).

3.4.1 (a) Trunk Trail. Trunk Trails are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They must be at least 14' wide and separated from the adjacent roadway by at least 8'.



Figure 3.4.1 (a): Trunk Trail Illustrative Section

3.4.1 (b) Neighborhood Trail. Neighborhood Trails are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails must be at least 12' wide. They may be located within street right-of-way or within park or open space tracts. If located adjacent to a street, these trails must be separated from the back of curb (or edge of travel lane if no curb) by at least 8'.



Figure 3.4.1 (b): Neighborhood Trail
Illustrative Section

3.4.1 (c) Clay Road. The Clay Road is a unique roadway in Wellness Way that has attracted local athletes and visiting users from the U.S and internationally. The rolling terrain and soft material make it ideal for runners of all levels. Because of its unique attributes, development adjacent to the Clay Road should limit its access points and the volume of traffic that would impact the roadway. Continued long term use by runners should be protected from undue conflicts from vehicular traffic.

Development adjacent to the Clay Road shall provide trail access to the Clay Road via the internal neighborhood trail system.

3.4.1 (d) CONSERV Trail. CONSERV Trails are a potential series of paths connecting within and through CONSERV.

3.5 Infostructure

The entire roadway system in Wellness Way is the primary means to delivering high speed broadband services to businesses and residents. All roadways, including arterials, collector and local streets, shall provide conduit to deliver fiber to each household and business.

Section 4 | Open Space and Parks

4.1 Open Space

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

4.1.1 *Wellness Space*

Wellness Space is limited to a cumulative 10% impervious surface ratio for each PUD and includes the following types of areas:

1. Land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area;
2. Land area open to public access and gathering places;
3. Permeable storm water areas if enhanced as amenities using native vegetation;
4. Parks designed consistent with the standards in Section 4.2; and
5. Open water bodies completely surrounded by uninterrupted Wellness Space.

4.1.2 *Green Space*

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

4.1.3 *Required Open Space*

PUD's in Wellness Way will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. If suitable Green Space areas do not allow the PUD to reach the required 10% area, the remainder up to 10% may be designated Wellness Space. Wetlands and naturally created water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of naturally created water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of such water body may be counted towards the Open Space requirement. A 50- foot wide continuous upland buffer is required around all wetlands and naturally created water bodies counted towards Open Space. In the Conservation Subdivision District, the wetland and

waterbody buffer must be undisturbed land with only minimal impacts allowed for an unimproved single track walking path as permitted by jurisdictional authorities.

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, bordering the perimeter of a PUD, being used solely as a buffer, shall not count toward the Open Space requirement. All open space calculations shall be applied at the PUD and shall be phased consistent with development.

4.2 Parks

As a subset of Open Space, the standards for park development support the Guiding Principles of Wellness Way. These principles seek to create a compact urban mixed-use community supported by a diverse mix of uses that provides necessary employment, commercial, housing and lifestyle opportunities for current and future residents of Wellness Way. All parks designed consistent with the standards of this section may be counted toward the required Wellness Space and/or Open Space described in Section 4.1.1 and 4.1.2. The standards for parks are based on the locational relationship between the park and its users. The purpose and intent of the park standards is:

1. To provide a system of parks of varied size, programming, and design that supports a rich mix of land uses that combine to create active, lively neighborhoods and enhance the quality of life for residents of Wellness Way;
2. To design and locate parks in order to create livable and sustainable places that improve with time;
3. To encourage a system of linked parks, wetlands, and lake edges that create a significant network of functional open spaces; and
4. To create an ample supply of parks whose frequent use is encouraged through proper placement, connectivity, and design.

4.2.1 Park Principles

The public realm - parks, plazas, conservation lands, trails, greenways, and public streets - are essential to a high quality of life. The benefits of a well-planned system of parks include increased property values, community identity, improved community aesthetics, opportunities for recreation and socializing, protection of natural resources, and multi-modal transportation linkages. Parks are used by residents, employees, and the general public for many different functions, requiring a range of sizes and types. All parks are connected to each other by a network of sidewalks, trails, and streets. These spaces should be integrated into the fabric of the community along with other public infrastructure systems such as streets, utilities, and stormwater drainage. Therefore, a multitude of parks of different size and character is better than a small number of larger parks. Different aspects of each park fall along a spectrum:

- design ranging from formal to informal
- use ranging from active to passive
- activities ranging from planned and structured to spontaneous and unstructured
- sizes ranging from tiny to expansive
- single- to multiple-purpose
- settings ranging from urban to rural
- orientation of the intended users ranging from the local community to the general public
- frequency ranging from daily activities to annual events
- stormwater design ranging from structured to naturalistic
- park shapes and proportions ranging from rectangular to curvy to linear

4.2.2 Required Park Area

In order to accommodate a wide range of park sizes and types, all new development within Wellness Way districts shall provide park space classified in the following levels:

- **Level 1: County Park.** The County Park is intended to be a regional-scale park with a target size of at least 100 acres. The location of the County Park is shown on Figure 2.1: Wellness Way Development District Framework Map. This park is intended to be scaled and designed to ultimately fall under County ownership and maintenance, and is meant to serve the entire Wellness Way community.
- **Level 2: Close-to-Home Parks.** Close-to-Home Parks are intended to serve day-to-day park needs, provide for the spatial organization of the community, and link homes, offices, and workplaces with outdoor spaces. Close-to-Home Parks shall make up at least five percent of the net residential acreage of each district. Their locations are specified through PUD zoning and the site plan approval process. These parks shall be owned and maintained by a HOA or other similar entity acceptable to the City.

4.2.3 Park Location and Service Areas

All residential units and all public entrances of non-residential uses included in the development shall be within the service radius of a Close-to-Home Park. Park service radii are measured from the edge of the park parcel or lot and shall be as listed in Table 4.2.3.

Park Size ¹	Service Area
Less than or equal to 1 Acre	400'
Greater than 1 Acre	500' + 200' for each additional acre or portion thereof ²

Table 4.2.3: Park Service Area

¹ Park size criteria listed in Section 4.2.5.

² Example: a 4.5 acre park has a service radius of 1200'.

4.2.4 Park Type Standards

All Close-to-Home Parks shall be classified as one of the following park types and conform to the following standards specific to each type. Open spaces not meeting these criteria are allowed within the development but shall not be eligible for either Required Park Area or Location credit. The park types are as listed below. In addition to minimum and maximum sizes and other design criteria, each contains a required group of uses that must be provided within that type of park. Other permitted uses are allowed at the developers' discretion. All park sizes referenced herein are to be calculated per Section 4.2.5.

Neighborhood Park. A Neighborhood Park is a natural landscape consisting of open and wooded areas or lawns, typically furnished with paths, benches, and open shelters. Neighborhood parks are often irregularly shaped but may be linear in order to parallel creeks, canals, or other corridors. The minimum size shall be 2 acres and the maximum shall be 5 acres. The park shall have at least 25% canopy coverage. A neighborhood park must front on at least one street. At least one neighborhood park shall be provided for each 100 acres of residential development area.

Passive Recreation		Specialty Facilities	
Open Lawn	■①	Playground	■①
Nature Area	■	Swimming Pool	■
Kiosks	■	Skate Park	■
Picnic Table Area	■①	Dog Park	■
Multi-Use Trail	■①	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	■
Fountain	■	Fishing Area	■
Active Recreation		Market	
Football/Soccer Field	□	Buildings	
Basketball/Tennis Court	■	Meeting Hall	■
Volleyball Court	■	Gymnasium	■
Baseball/Softball Field	□	Cultural/Arts Center	■
Multi-Purpose Field	■①	Horse Stables	□
Gardens		Aquatic Center	■
Ornamental Garden	■	Special Events Facility	■
Fruit + Vegetable Garden	■	Amenity Center	■

Figure 4.2.4 (a1): Neighborhood Park Uses

- Legend:
- Permitted Use in Park
 - ① Required Group of Uses
 - Prohibited Use in Park



Figure 4.2.4 (a2): Neighborhood Park Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

Square. A square is a formal open space available for passive recreational and civic uses and spatially defined by abutting streets and building frontages. Landscaping in a square consists of lawn, trees, and shrubs planted in formal patterns and it is typically furnished with paths, benches, and open shelters. Natural wooded areas are not appropriate for a square. The minimum size shall be 1/2 acre and the maximum shall be 2 acres. A square must front on at least three streets.

Passive Recreation		Specialty Facilities	
Open Lawn	■①	Playground	□
Nature Area	□	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	□	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	□	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	
Football/Soccer Field	□		■
		Buildings	
Basketball/Tennis Court	□	Meeting Hall	■
Volleyball Court	□	Gymnasium	□
Baseball/Softball Field	□	Cultural/Arts Center	□
Multi-Purpose Field	□	Horse Stables	□
Gardens		Aquatic Center	□
Ornamental Garden	■	Special Events Facility	□
Fruit + Vegetable Garden	■	Amenity Center	■

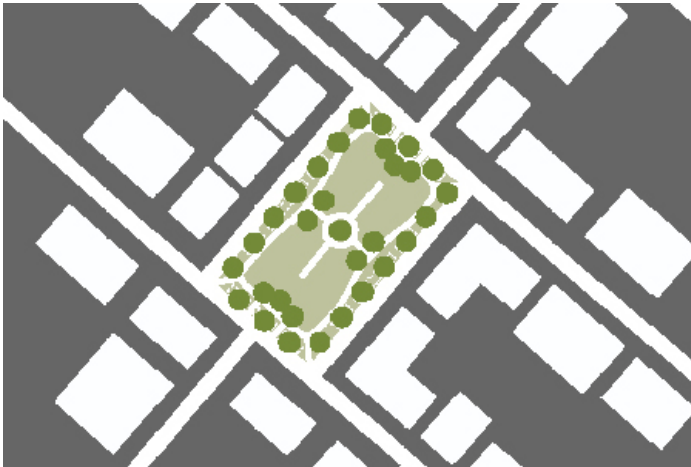
Figure 4.2.4 (b1): Square Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses
- Prohibited Use in Park

Figure 4.2.4 (b2): Square Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



Green. A Green is an open space consisting of lawn and informally arranged trees and shrubs, typically furnished with paths, benches, and open shelters. Greens are spatially defined by abutting streets. The minimum size shall be 1 acre. There is no maximum size. No more than one half of the area of a green may consist of natural landscape or wooded area. A green must front on at least two streets.

Passive Recreation		Specialty Facilities	
Open Lawn	■①	Playground	■
Nature Area	■	Swimming Pool	■
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	■
Multi-Use Trail	■①	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	■
Fountain	■	Fishing Area	■
Active Recreation		Market	
Football/Soccer Field	□		
Basketball/Tennis Court	■	Buildings	
Volleyball Court	■	Meeting Hall	■
Baseball/Softball Field	□	Gymnasium	□
Multi-Purpose Field	■	Cultural/Arts Center	■
Gardens		Horse Stables	□
Ornamental Garden	■	Aquatic Center	□
Fruit + Vegetable Garden	■	Special Events Facility	■
		Amenity Center	■

Figure 4.2.4 (c1): Green Uses

- Legend:
- Permitted Use in Park
 - ① Required Group of Uses
 - Prohibited Use in Park



Figure 4.2.4 (c2): Green Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

Playground. A Playground is a fenced open space, typically interspersed within residential areas, which is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites. The minimum size shall be 1/8 acre and the maximum shall be 1 acre. A playground is not required to front on any streets. No more than one playground for each 20 acres of residential development may be used to meet the location criteria of Section 4.2.2.

Passive Recreation		Specialty Facilities	
Open Lawn	■	Playground	■①
Nature Area	■	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■①	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	□
Football/Soccer Field	□	Buildings	
Basketball/Tennis Court	■	Meeting Hall	□
Volleyball Court	■	Gymnasium	□
Baseball/Softball Field	□	Cultural/Arts Center	□
Multi-Purpose Field	□	Horse Stables	□
Gardens		Aquatic Center	□
Ornamental Garden	■	Special Events Facility	□
Fruit + Vegetable Garden	■	Amenity Center	□

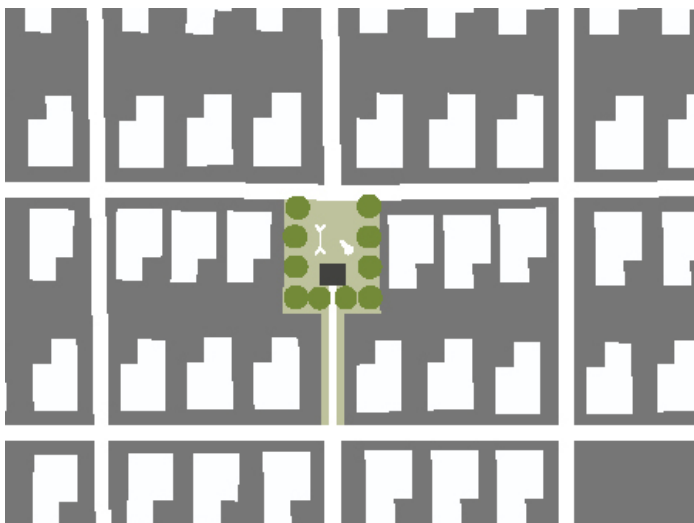
Figure 4.2.4 (d1): Playground Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses
- Prohibited Use in Park

Figure 4.2.4 (d2): Playground Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



Plaza. A Plaza is a formal open space available for civic and commercial uses and spatially defined by building frontages. Landscaping in a plaza consists primarily of pavement; however, at least 25% of the area of the plaza shall be shaded by trees or shade structures integral with the design of the plaza. The minimum size shall be 1/8 acre and the maximum shall be 2 acres. A plaza must front on at least one street.

Passive Recreation		Specialty Facilities	
Open Lawn	□	Playground	□
Nature Area	□	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	■
Gardens		Buildings	
Football/Soccer Field	□	Meeting Hall	■
Basketball/Tennis Court	□	Gymnasium	□
Volleyball Court	□	Cultural/Arts Center	□
Baseball/Softball Field	□	Horse Stables	□
Multi-Purpose Field	□	Aquatic Center	□
Ornamental Garden	□	Special Events Facility	□
Fruit + Vegetable Garden	□	Amenity Center	■

Figure 4.2.4 (e1): Plaza Uses

- Legend:
- Permitted Use in Park
 - ① Required Group of Uses
 - Prohibited Use in Park

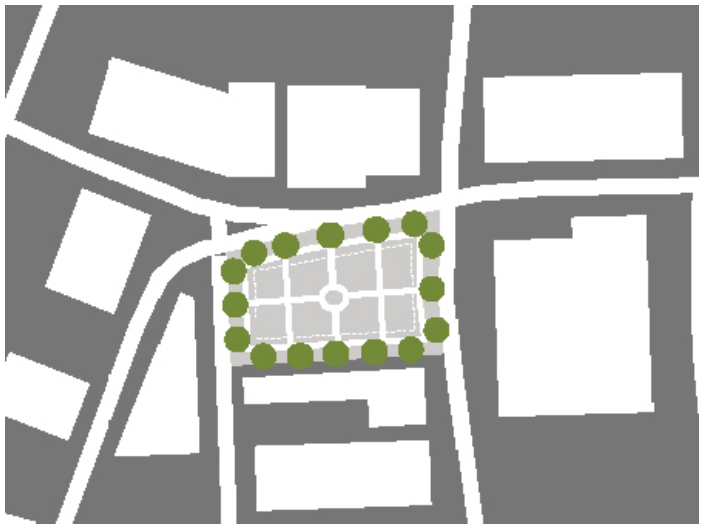


Figure 4.2.4 (f2): Plaza Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

Community Garden. A Community Garden is a grouping of garden plots available to nearby residents for small-scale cultivation. The minimum size shall be 1/8 acre and the maximum shall be 1 acre. A community garden is not required to front on any streets.

Passive Recreation		Specialty Facilities	
Open Lawn	■	Playground	■
Nature Area	■	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	
Football/Soccer Field	□	Market	■
Buildings			
Basketball/Tennis Court	□	Meeting Hall	□
Volleyball Court	□	Gymnasium	□
Baseball/Softball Field	□	Cultural/Arts Center	□
Multi-Purpose Field	□	Horse Stables	□
Gardens			
Ornamental Garden	①*	Aquatic Center	□
Fruit + Vegetable Garden	①*	Special Events Facility	□
		Amenity Center	□

Figure 4.2.4 (g1): Community Garden Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses (* one of these two required; both not required)
- Prohibited Use in Park

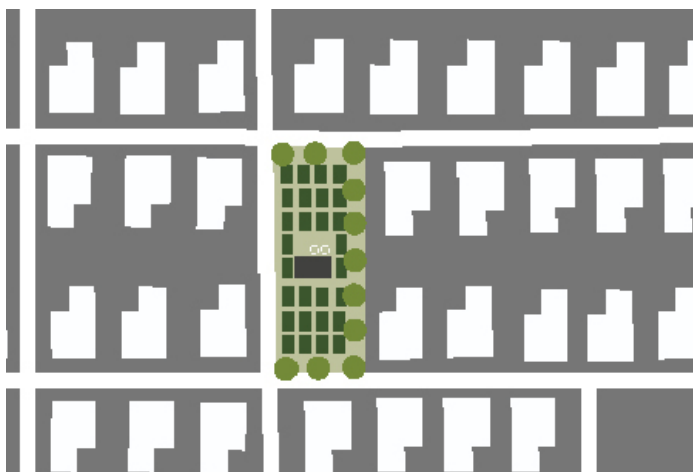


Figure 4.2.4 (g2): Community Garden Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

Greenway. A Greenway is a linear open space that ties together park components or preserves important ecological corridors with public access for recreation. Landscaping along a greenway consists of natural wooded areas, lawn, trees, and shrubs planted in informal patterns and it is typically furnished with paths, benches, and open shelters. The minimum width for a greenway shall be 25' of total upland area, and a continuous trail of at least 12' in width shall be provided for the length of the greenway. A greenway is not required to front on any streets, but shall terminate on at least one end in another type of park, Center, or other community facility.

Figure 4.2.4 (h1): Greenway Uses

Passive Recreation		Specialty Facilities	
Open Lawn	□	Playground	■
Nature Area	■	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	■
Multi-Use Trail	■①	BMX Facility	□
Trailhead	■①	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	□
		Buildings	
Football/Soccer Field	□	Meeting Hall	□
Basketball/Tennis Court	□	Gymnasium	□
Volleyball Court	□	Cultural/ Arts Center	□
Baseball/Softball Field	□	Horse Stables	□
Multi-Purpose Field	□	Aquatic Center	□
Gardens		Special Events Facility	□
Ornamental Garden	□	Amenity Center	□
Fruit + Vegetable Garden	□		

Legend:
 ■ Permitted Use in Park
 ① Required Group of Uses
 □ Prohibited Use in Park

Figure 4.2.4 (h2): Greenway Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



4.2.5 Park Size Calculation

The size of Close-to-Home Parks credited toward the Required Park Area (Section 4.2.2) shall be calculated as follows.

1. The following areas may be counted for park size credits:
 - Upland acreage designed per Park Type Standards, including adjacent upland buffer areas
 - Dry bottom stormwater management ponds designed as depressional lawns and integrated with other park features consistent with a given park type provided they are sodded, include a skimmer, are dry within 72 hours after a 25-year storm event, and make up less than 75% of the total size of the park they are within
 - Other accepted LID¹ practices that make up less than 15% of the total size of the park they are within
 - Pools, recreation centers, and other community-use structures that make up less than 25% of the total size of the park they are within
2. The following areas may be incorporated into a park, however their acreage shall not be included in the Required Park Area calculation under Section 4.2.2 or applied toward Location criteria under Section 4.2.3.
 - Wetlands or natural lakes
 - Wet bottom stormwater management ponds
 - Parking lots
3. Close-to-Home Parks may be co-located with County Parks. However their acreage shall be counted separately and the County Park area shall not be eligible for incentives and/or bonuses as described in Section 4.2.6.

¹ Low impact design (LID) is an approach to stormwater management that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. Example LID practices include bioretention cells, infiltration basins (dry ponds) bioswales, recharge trenches, and constructed wetlands.

4.2.6 Incentives and Bonuses

In order to encourage joint planning of adjacent developments and to facilitate a system of well-connected park spaces, the following incentives may be utilized:

1. A development may utilize the service radius of a park in an adjoining development provided street connections are present. The acreage of the park, however, may only be counted toward the Required Park Area of the development in which it is located.
2. Where parks of different types are co-located, the service radius for location credit shall be calculated on the total contiguous acreage. ¹

¹ Example: a 2 acre “Greenway” which connects a 1/2 acre “Playground,” a 1/2 acre “Community garden,” and a 2 acre “Green” has the service radius of a 5 acre park (1200’).

4.2.7 Contextual Design Standards

The following design standards shall apply to all development (including both non-residential, residential, and mixed uses) that fronts on a park. These standards are in addition to the District Standards in Section 2.

1. **Orientation.** Development surrounding a park shall be designed to:
 - spatially define parks and adjacent streets as positive, usable community elements around which to organize;
 - promote a positive physical character that supports convenient access to and use of parks;

- give prominence to park spaces as a defining element of community character; and
 - organize and orient buildings to promote pedestrian activity and a sense of security and community.
2. **Building Form.** The form of buildings surrounding a park shall:
- Respond to the surrounding context and reinforce nodes of activities.
 - Provide a consistent street edge through rear-accessed vehicular use areas to enhance the character of the context.
 - Define streets to promote pedestrian activity and sense of place.
 - Reinforce the character and quality of parks with designs that provide pedestrian orientation and access to the sidewalk.
3. **Street Design.** Streets that front parks shall:
- Be designed foremost for pedestrian comfort, with shade, sidewalks, crosswalks, connected destinations, and protection from automobiles.
 - Be interconnected and offer direct route options among all locations.
 - Be designed to keep automobile traffic slow and drivers alert to their surroundings.
 - Provide on-street parking.
4. **Building Design.** Buildings surrounding a park shall:
- Encourage transparency of windows at ground level to activate the edges of the park.
 - Give prominence to and visually clarify public entrances.
 - Use fenestration, color, and materials to establish scale, variation, and patterns to create visually interesting and human-scaled building facades.
 - Provide direct and convenient access to park uses.

4.2.8 Flexibility in Standards

A 10% variation shall be considered in compliance with the numerical standards of Section 4.2.3 and 4.2.4 provided the park otherwise meets or exceeds the intent and purpose of all other Sections.

4.2.9 Timing of Development of Close-to-Home Parks

Plans for Close to Home Parks shall be approved as part of a PUD. Construction of Close to Home Parks shall be completed prior to issuance of a Certificate of Completion for improvements associated with the approved phase of subdivision or development plans.

4.2.10 Park Maintenance

The developer shall be required to maintain all Close to Home Parks at no expense to the City. Ownership and maintenance of Close to Home Parks shall be in the name of an HOA, CDD, or other entity acceptable to the City.

Section 5 | Landscape and Natural Resources

5.1 Landscape Standards

All development within Wellness Way shall be subject to the Landscaping Standards found in City of Clermont Land Development Code Chapter 118 as applicable. The following additional standards shall also apply.

The landscape in all required buffer areas in Wellness Way shall be composed 100% of native Florida species¹. Through the PUD process, exceptions may be granted for designs that receive irrigation solely from retained stormwater.

¹Native Florida landscape material lists may be found from multiple sources including:
Florida Native Plant Society
<https://www.fnps.org/plants/browse> UF/IFAS
<https://gardeningsolutions.ifas.ufl.edu/plants/ornamentals/native-plants.html>

5.1.1 Landscape Irrigation

All landscape irrigation shall be provided by reclaimed water. Another type of non-potable water supply may be used for landscape irrigation if reclaimed water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S. Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost.

5.2 Conservation and Preservation Lands

5.2.1 Regionally Significant Natural Resources

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

5.2.2 Identification and Preservation of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes

extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Urban Service Area and surrounding areas.

5.2.3 Conservation Lands

PUDs in Wellness Way shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space network. These resources and corridors shall be specifically demonstrated in each PUD.

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

5.2.4 Wetlands and Water Bodies

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

5.2.5 Wetland Setbacks

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

Development should preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage.

5.2.6 Protection of Trees and Native Vegetation

PUDs shall ensure the protection of specimen trees (live oak and magnolia trees). Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

1. *Tree Replacement.* Tree replacement ratios shall be as follows:

- a) Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed.
- b) Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed.

5.2.7 Wildlife Data

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

5.3 Wellness Corridor Network

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

5.3.1 Native Vegetation within Corridors

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

5.3.2 Movement of Wildlife Crossings

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

5.4 Water Conservation

To maximize water conservation, all new construction shall incorporate WaterSense® plumbing fixtures (faucets, showerheads and toilets) and ENERGY STAR® appliances to the greatest extent possible.

To maximize water conservation and minimize fertilizer/pesticide runoff, all new construction must be certified as Florida Water StarSM Silver. Where Florida Water Star Certification will not be obtained, a “Letter of Certification of the Design for an Irrigation System” signed by the contracted irrigation installation/design professional certifying the design is consistent with Florida Water StarSM criteria shall be required before issuance of a building permit. In addition, where Florida Water StarSM Certification will not be obtained, a “Letter of Completion Certifying Compliance with Design for an Irrigation System” signed by the contracted irrigation installation/design professional certifying the installation is consistent with Florida Water StarSM criteria shall be required before issuance of a certificate of occupancy.

5.5 Dark Skies

All new development within Wellness Way, including residential, non-residential, and all public rights-of-way shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be certified by the International Dark Sky Association’s Fixture Seal of Approval program.

Section 6 | Public Facilities / Utilities

6.1 Intent

All development in Wellness Way must be consistent with the Capital Improvements Element and approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

6.2 Identification of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

6.3 Potable and Reclaimed Water Facilities

PUDs within Wellness Way shall include an analysis of potable and reclaimed water facilities, including sources, treatment capacity and delivery infrastructure, required to accommodate projected impacts and maintain the City or private utility provider's adopted level of service (LOS) for such facilities. If it is determined that treatment plant sites and/or right-of-way/easements are needed to accommodate the projected impacts, then those sites and/or right-of-way/easements shall be conveyed prior to the issuance of building permits for development within the PUD.

6.4 Sanitary Sewer Facilities

1.4.1. PUDs within Wellness Way shall include an analysis of sanitary sewer facilities, including treatment capacity and delivery infrastructure, required to accommodate projected impacts and maintain the City or private utility provider's adopted level of service (LOS) for such facilities. If it is determined that treatment plant sites and/or right-of-way/easements are needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

6.5 Solid Waste Facilities

PUDs within Wellness Way shall include an analysis of solid waste impacts and, when necessary, mitigation plans that ensure adequate capacity exists to accommodate proposed demand.

6.6 Educational Facilities

PUDs within Wellness Way shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the City of Clermont Comprehensive Plan. If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed.

6.6.1 School Sites

1. In addition to the PSFE's school facility siting objective and policies, the public-school siting provisions of Sections 333.03 and 1013.36, F.S., and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) be followed when identifying and dedicating public school sites.
2. Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.
3. When it is not possible to avoid soil conditions on a public-school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's PUD plan for mitigation of the impacts on public schools.

6.7 Public Safety

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

6.8 Technology Infrastructure

The delivery of high-speed data transfer to businesses and homes is critical to advancing high value, high wage job creation. Each PUD shall demonstrate how technology infrastructure and services will be delivered to each residential home and commercial business.

Section 7 | Signage

7.1 Signage

Except as provided herein, signage within Wellness Way shall be subject to the applicable City of Clermont Signage Code.

7.1.1 Public Realm Signage

Public realm signage creates brand awareness and wayfinding clarity along transportation routes. They are intended to be located at important entry access points to projects and site features/amenities. These freestanding signs allow for fluid traffic movement and will be sized appropriately for maximum visibility, placed in optimal locations and display the information necessary to provide easy navigation throughout Wellness Way.

The following types of signs are allowed within Wellness Way:

- Wellness Way Identification and Wayfinding Signs
 - Primary Regional Gateway
 - Secondary Regional Wayfinding
- Parcel Identification Signs
 - Single Use Non-Residential
 - Multi-Tenant Commercial
 - Office Complex
 - Residential Subdivision
 - Multi-Family Residential

Electronic message signs are prohibited within Wellness Way except for price signage for gas stations.

7.1.1 (a) Primary Regional Gateway Signs.

Sign Standards	
Maximum Height	Tower: 20' / Copy Area: 8'
Maximum Width	15'
Maximum Copy Area	60sf limited to "Wellness Way"
Identification	
Minimum Distance from Intersecting ROW	Allowed in ROW by License
Minimum Setback from ROW	Agreement or Easement. Setback
Minimum Setback from Side/Rear PL	from back of curb TBD per each
Minimum Setback from Residential Zoning	location
Maximum Number of Signs Allowed	Locations consistent with Gateway
Signage Plan	
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	N/A
Sign Lighting Allowed	Internal or External

Table 7.1.1 (a): Primary Regional Gateway Sign Standards



7.1.1 (b) Secondary Regional Wayfinding Signs.

Sign Standards	
Maximum Height	20'
Maximum Width	6'
Maximum Copy Area	48sf
Minimum Distance from Intersecting ROW	Allowed in ROW by License Agreement or Easement. Setback from back of curb TBD per each location
Minimum Setback from ROW	
Minimum Setback from Side/Rear PL	
Minimum Setback from Residential Zoning	
Maximum Number of Signs Allowed	Locations consistent with Gateway Signage Plan
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	N/A
Sign Lighting Allowed	Internal or External

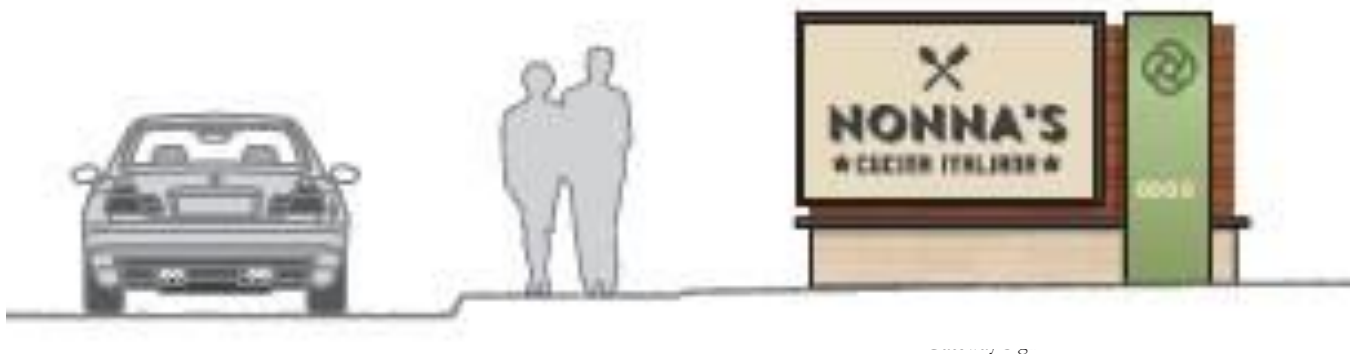
Table 7.1.1 (b): Secondary Regional Wayfinding Sign Standards



7.1.1 (c) Single Use Non-Residential Signs.

Sign Standards	
Maximum Height	10' US27, 8' Collector, 6' Internal
Maximum Width	10'
Maximum Copy Area	60sf Arterial, 48sf Collector, 32sf Internal
Minimum Distance from Intersecting ROW	30' (50' from US27)
Minimum Setback from ROW	5'
Minimum Setback from Side/Rear PL	10'
Minimum Setback from Residential Zoning	20'
Maximum Number of Signs Allowed	1 per street frontage
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (c): Single Use Non-Residential Sign Standards



7.1.1 (d) Multi-Tenant Commercial Signs.

Sign Standards	
Maximum Height	15'
Maximum Width	10'
Maximum Copy Area	>75KSF bldg area: 60sf 10KSF-75KSF bldg area: 75sf <10KSF bldg area: 60sf
Minimum Distance from Intersecting ROW	30' (50' from US27)
Minimum Setback from ROW	10'
Minimum Setback from Side/Rear PL	50'
Minimum Setback from Residential Zoning	20'
Maximum Number of Signs Allowed	1 per street frontage
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (d): Multi-Tenant Commercial Sign Standards

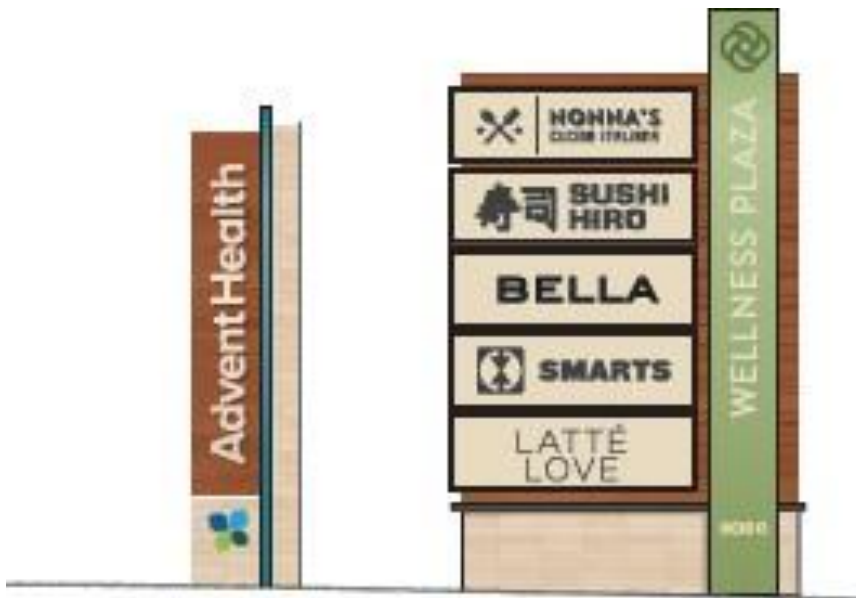


Figure 7.1.1 (d): Example of Multi-Tenant Commercial Sign

7.1.1 (e) Office Complex, Commerce Park, or Logistic Center Signs.

Sign Standards	
Maximum Height	10'
Maximum Width	20'
Maximum Copy Area	>25KSF bldg area: 120sf <25KSF bldg area: 100sf
Minimum Distance from Intersecting ROW	30' (50' from US27)
Minimum Setback from ROW	5'
Minimum Setback from Side/Rear PL	20'
Minimum Setback from Residential Zoning	N/A
Maximum Number of Signs Allowed	1 per street frontage
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (e): Office Complex Sign Standards

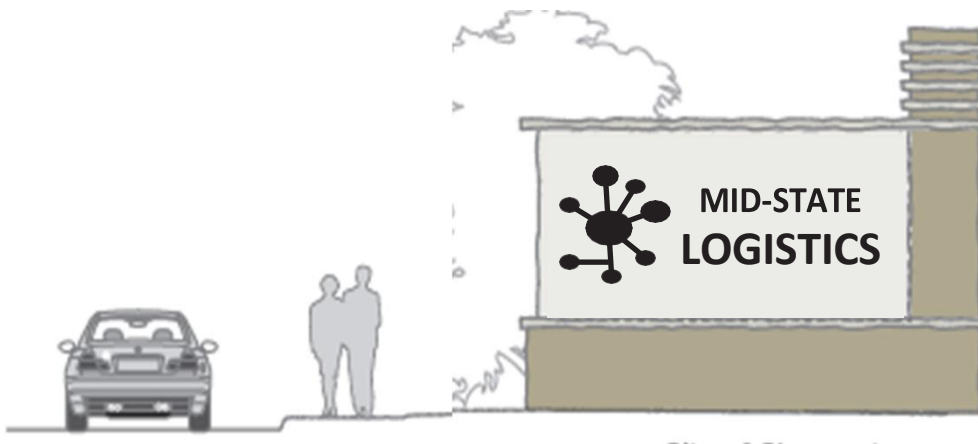


Figure 7.1.1 (e): Example of Office Complex Sign

7.1.1 (f) Residential Subdivision Signs.

Sign Standards	
Maximum Height	10' Primary, 4' Secondary
Maximum Width	20' Primary, 15' Secondary
Maximum Copy Area	48sf Primary, 20sf Secondary
Minimum Distance from Intersecting ROW	N/A
Minimum Setback from ROW	10'
Minimum Setback from Side/Rear PL	N/A
Minimum Setback from Residential Zoning	N/A
Maximum Number of Signs Allowed	2 signs at main entrance, 1 sign at secondary entrance
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (f): Residential Subdivision Sign Standards



Figure 7.1.1 (f): Example of Residential Subdivision Sign

7.1.1 (g) Multi-Family Residential Signs.

Sign Standards	
Maximum Height	10' Primary, 4' Secondary
Maximum Width	20' Primary, 15' Secondary
Maximum Copy Area	48sf Primary, 20sf Secondary
Minimum Distance from Intersecting ROW	N/A
Minimum Setback from ROW	10'
Minimum Setback from Side/Rear PL	N/A
Minimum Setback from Residential Zoning	N/A
Maximum Number of Signs Allowed	2 signs at main entrance, 1 sign at secondary entrance
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (g): Multi-Family Residential Sign Standards



Figure 7.1.1 (g): Example of Multi-Family Residential Sign



The Gainesville Sun | The Ledger | News Chief
Daily Commercial | Ocala StarBanner
Herald-Tribune | The Palm Beach Post
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:	05/11/2022
Order Number:	7284008
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	64.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	05/23/2022 - 06/13/2022	Govt Public Notices
LEE dailycommercial.com	2	05/23/2022 - 06/13/2022	Govt Public Notices

Total Order Confirmation

\$196.88

Ad Preview

LEGAL NOTICE

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

ORDINANCE NO. 2022-019

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, ARTICLE III DISTRICTS, DIVISION XVI WELLNESS WAY COMMUNITY DESIGN GUIDELINES AND STANDARDS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

The City of Clermont will hold public meetings regarding the proposed ordinance on Tuesday, June 7, 2022 at 6:30 PM before the Planning and Zoning Commission, and before the City Council on Tuesday, June 28, 2022 at 6:30 PM for final reading and adoption.

All public meetings are held in the Clermont City Hall, 1st Floor Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711.

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

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

5/23, 6/13



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Ordinance No. 2022-027 <i>Final</i> <i>Rogers Place</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-027		
Staff Report		
The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation. The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 square footage and will allow for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. Staff recommends approval of Ordinance No. 2022-027.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Analysis-Rogers Place Commercial-Final	Staff Report Analysis-Rogers Place Commercial-Final.pdf	
2. Ord 2022-027 Rogers Place annexation	Ord 2022-027 Rogers Place annexation.pdf	
3. Maps	Maps.pdf	
4. Conceptual Site Plan-Final 5-25-2022	Conceptual Site Plan-Final 5-25-2022.pdf	
5. Elevations 5-26-2022	Elevations 5-26-2022.pdf	
6. STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD	STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD.pdf	
7. Annexation Application	Annexation Application.pdf	
8. Legal ad Ord. 2022-027 Rogers Place ANEX	Legal ad Ord. 2022-027 Rogers Place ANEX.PDF	



CITY OF CLERMONT

Staff Analysis Report

OWNER: GK Rogers Construction, LLC.

APPLICANT: First Team Commercial, LLC.

PROJECT NAME: Rogers Place Commercial

REQUESTED ACTION: Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

SIZE OF PARCEL: 9.8 acres +/-

LOCATION: Property located on the State Road 50, and west of Autoplex Boulevard.

EXISTING ZONING: Planned Unit Development PUD (Lake County)

EXISTING LAND USE: Regional Commercial (Lake County)

FUTURE LAND USE CATEGORY: Clermont Commercial Land Use

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.



CITY OF CLERMONT
ORDINANCE NO. 2022-027

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

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

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

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

SECTION 1.

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

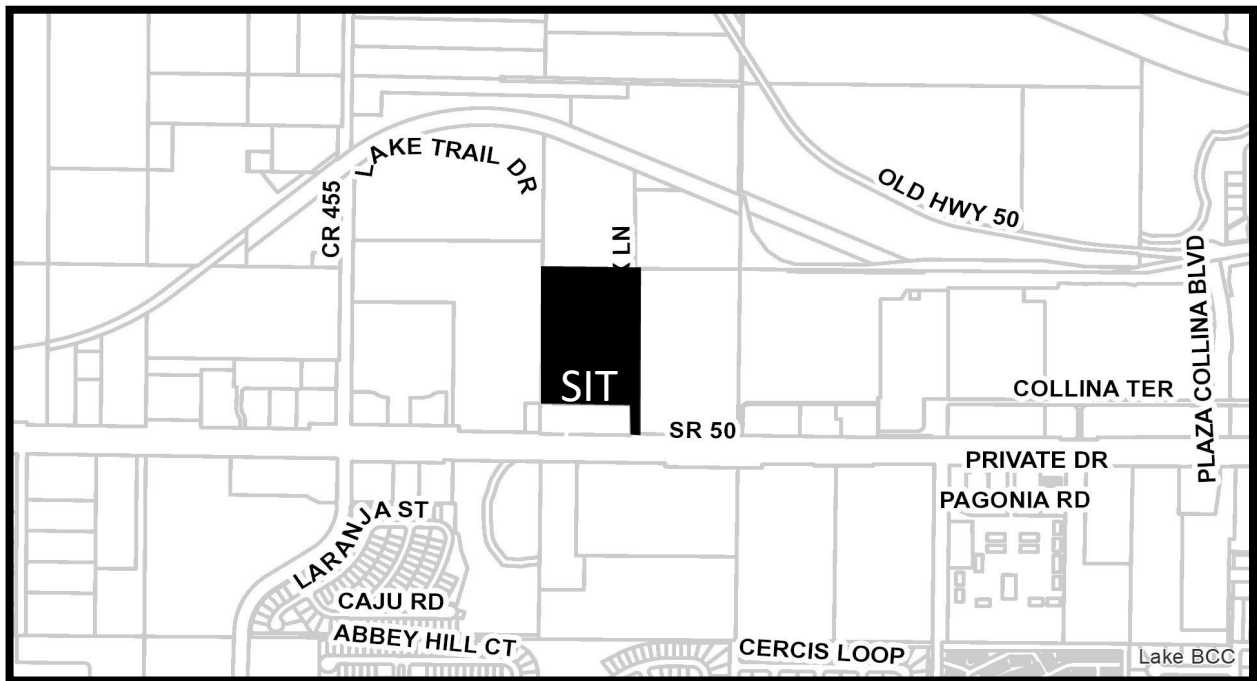
LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST,

ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING. SITE CONTAINS 9.8 +/- ACRES.

LOCATION:

Vacant parcel located north of State Road 50 and west of Auto Plex Lane
(Alternate Key 3835575)



SECTION 2:

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



CITY OF CLERMONT
ORDINANCE NO. 2022-027

SECTION 3:

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

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-027

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June 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 - Location Map – Rogers Place Commercial

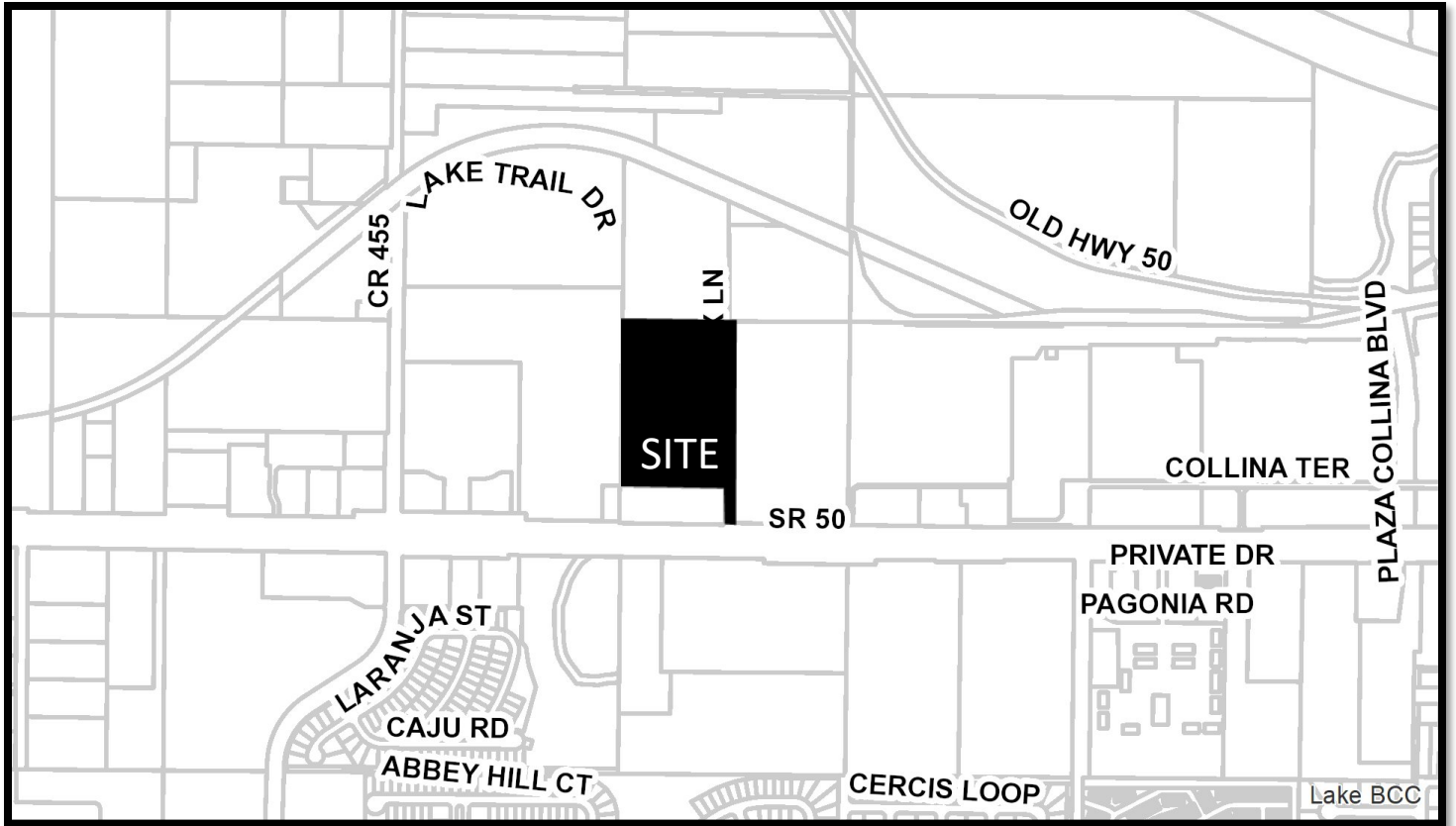


Exhibit - Zoning Map – Rogers Place Commercial

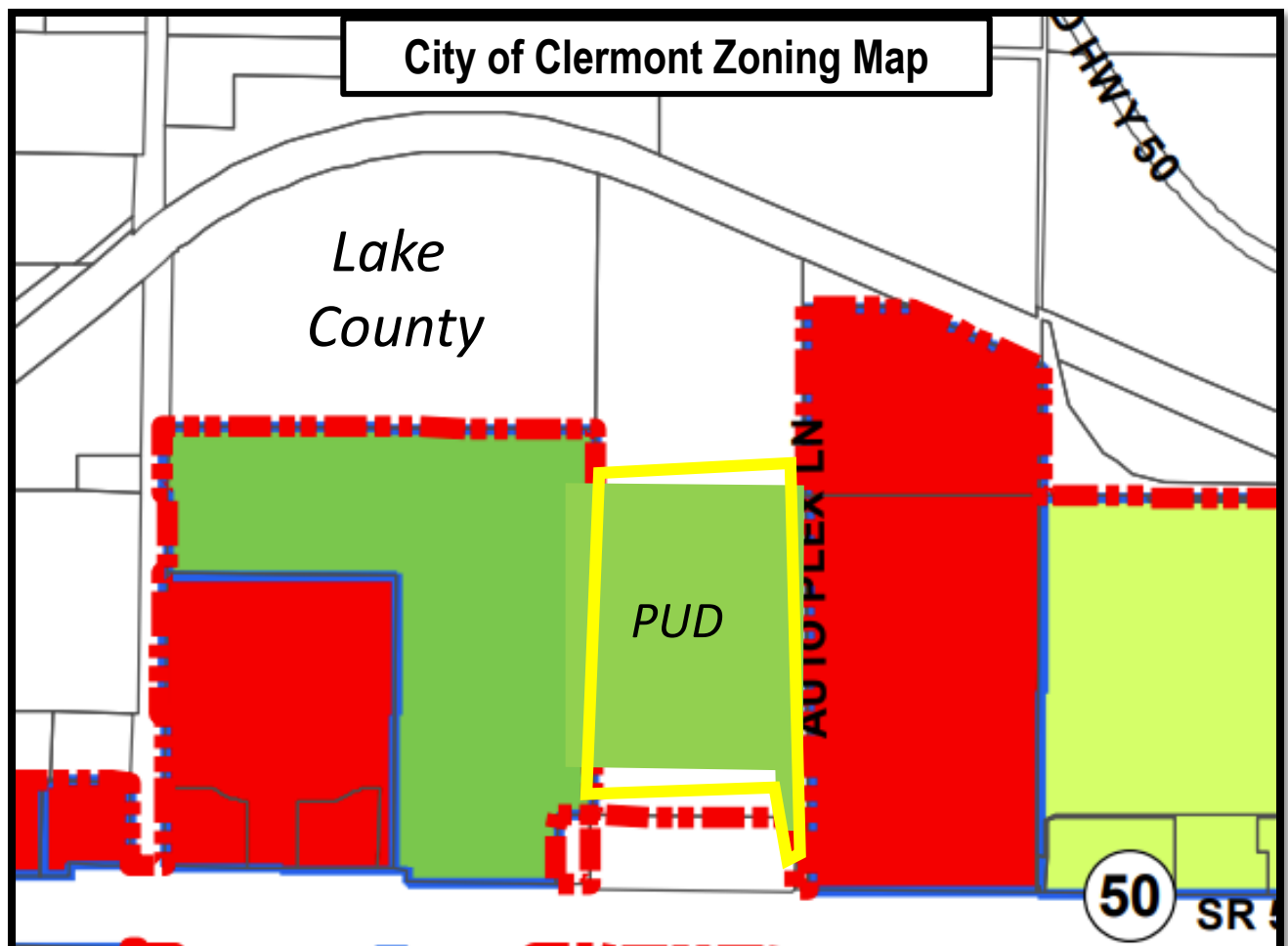
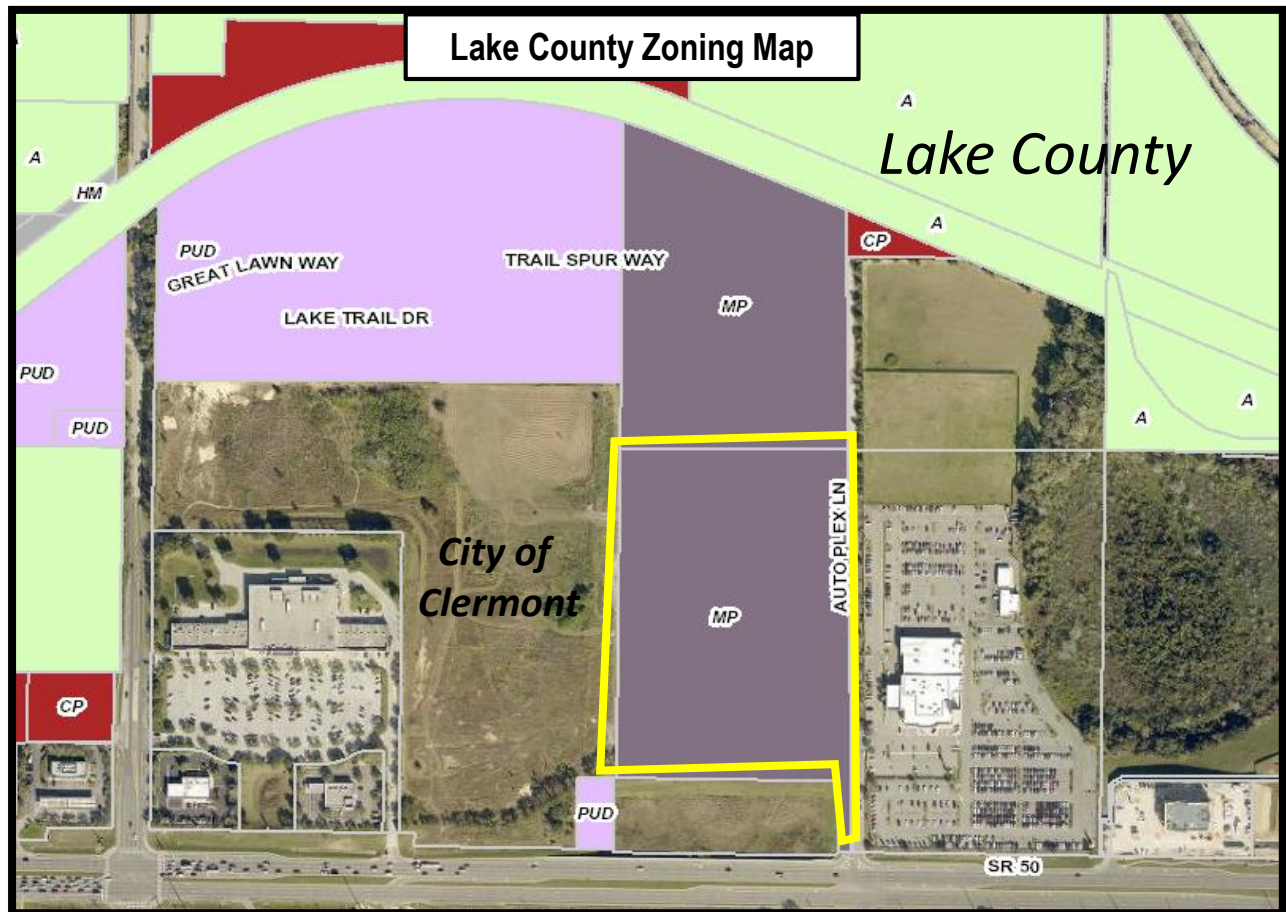
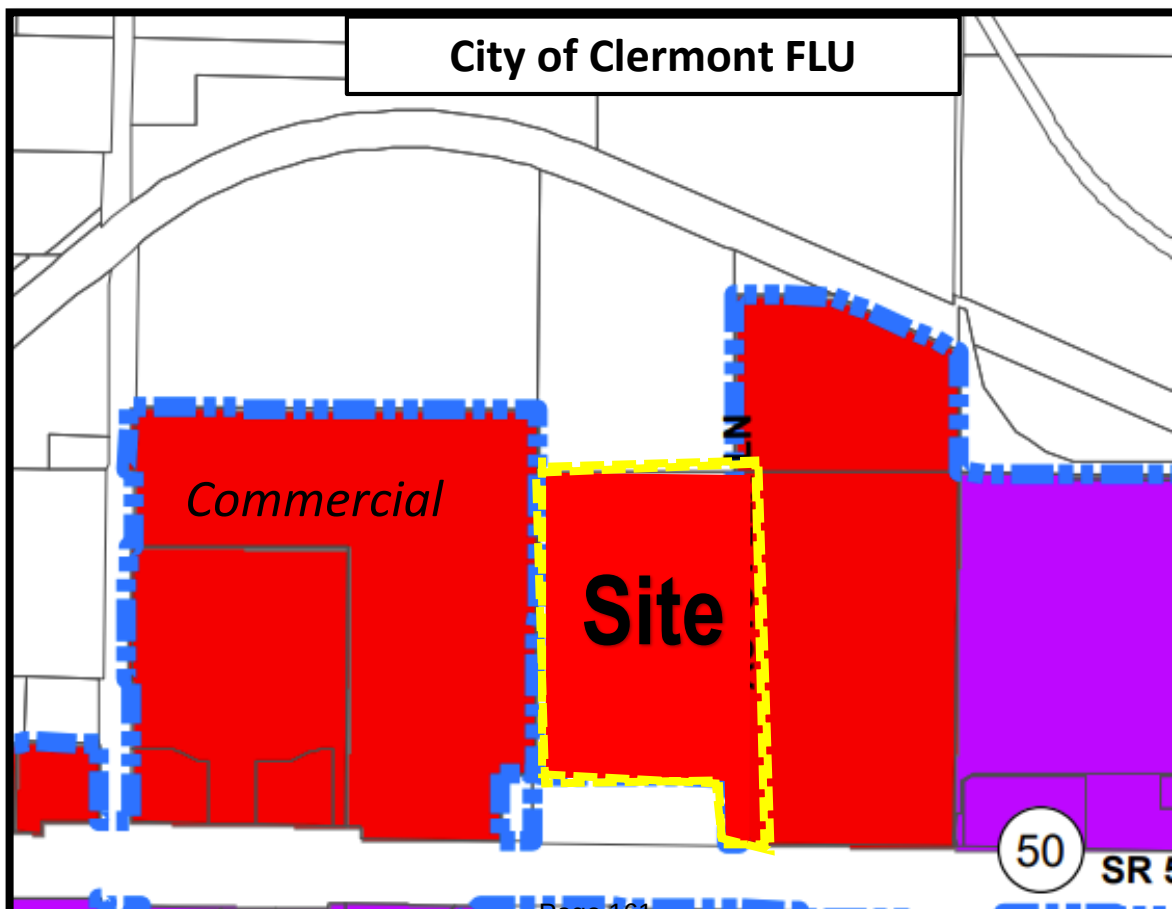
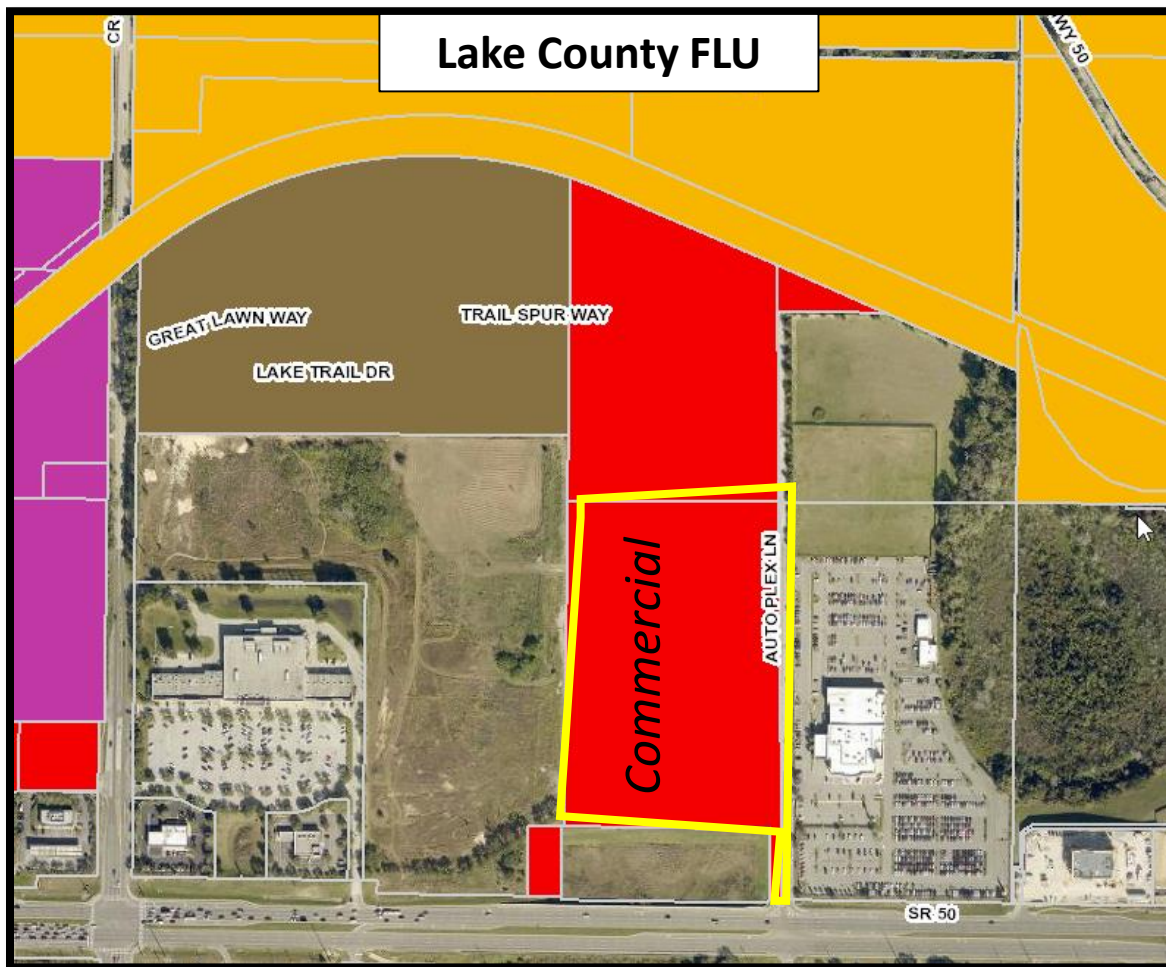
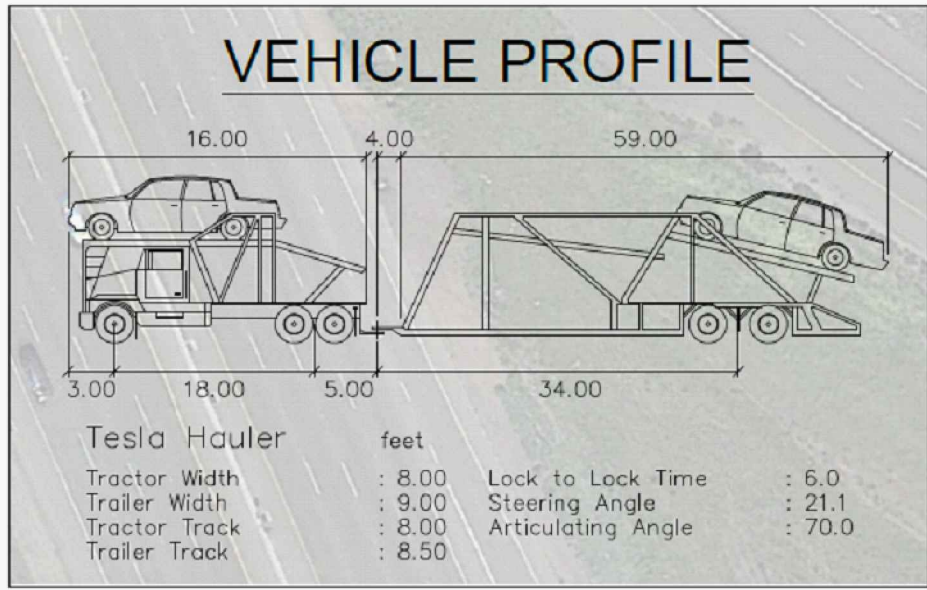
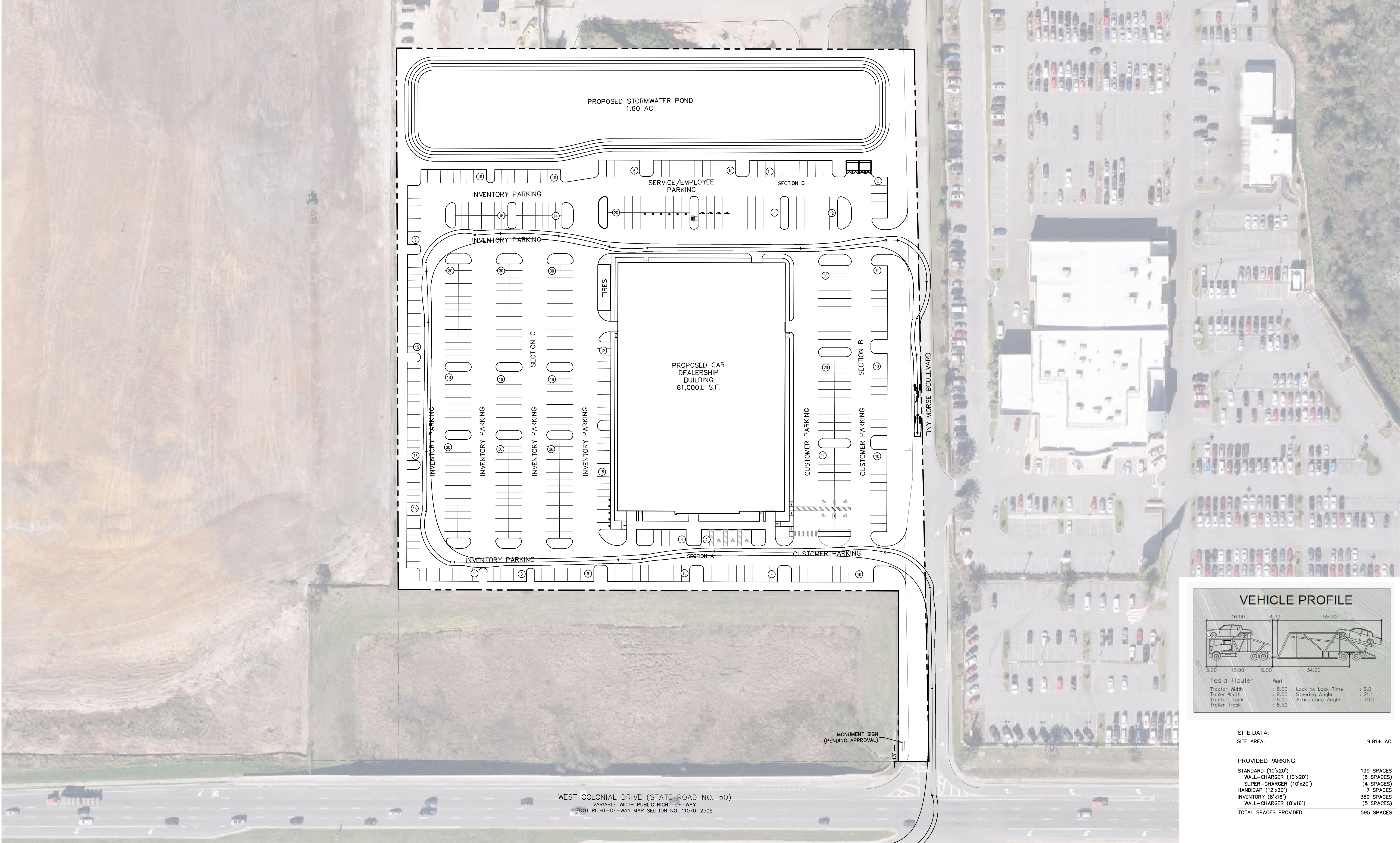


Exhibit – Future Land Use Map – Rogers Place Commercial





SITE DATA:
SITE AREA: 9.81± AC

PROVIDED PARKING:	
STANDARD (10'x20')	199 SPACES
WALL-CHARGER (10'x20')	(6 SPACES)
SUPER-CHARGER (10'x20')	(4 SPACES)
HANDICAP (12'x20')	7 SPACES
INVENTORY (8'x16')	389 SPACES
WALL-CHARGER (8'x16')	(5 SPACES)
TOTAL SPACES PROVIDED	595 SPACES

WEST COLONIAL DRIVE (STATE ROAD NO. 50)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
FDOT RIGHT-OF-WAY MAP SECTION NO. 11070-2505

SP-04

14013 AUTO PLEX LANE

LAKE COUNTY, FLORIDA

CONCEPT PLAN

5/25/2022 - CONTACT BRENT A. LENZEN, P.E. (407) 427-1610

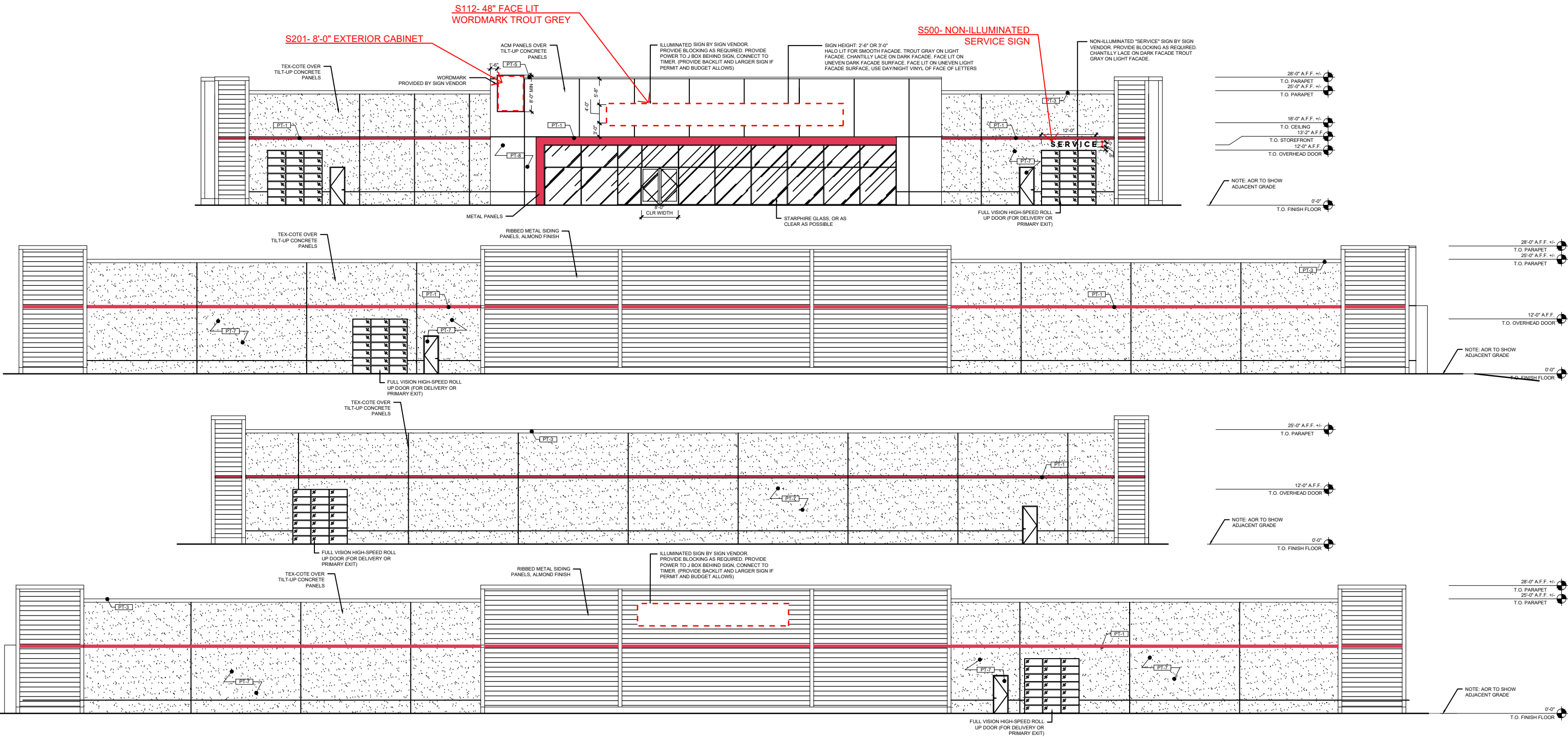
GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn

ORLANDO CLERMONT

ELEVATION
TRT ID - 16443



SCALE: 1/32" = 1'-0"
May 25, 2022

ROGERS PLACE COMMERCIAL PUD STATEMENT IN SUPPORT

GK Rogers Construction, LLC, is applying for annexation, land use plan amendment and rezoning for 9.8 acres of property lying north of SR 50 and west of Autoplex Lane; abutting Carmax (west) and Toyota of Clermont (east).

The specific user planned for the property is an automotive sales/service facility. However, the development will not be a traditional dealership, since this particular user sells many vehicles through factory direct orders. See Concept Plan.

The Property currently has Planned Unit Development zoning in Lake County (copy attached for your convenience) which authorizes Lake County CP uses with several ‘carve-outs’ for uses not allowed. The applicant is not requesting an expansion or change in the uses already authorized by Lake County.

The area of east Clermont along SR 50 has urbanized over the past twenty years, and the current Property use of heavy industrial is no longer the highest and best use of the Property – Class A commercial development is more appropriate at that location.

Because the property already has zoning entitlements for this request, utility service will come from the City, and the development standards of the City of Clermont are more stringent than Lake County (and the developer agrees to build to City standards), we believe it is in the best interests of Clermont and its citizens to annex, grant land use classification and rezoning to allow the use to be constructed and operated in the City.

Thank you for your consideration; we would be happy to supply any additional information requested.



APPLICATION & PETITION

DATE: 4-22-22

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): ROGERS PLACE COMMERCIAL

APPLICANT: First Team Commercial, LLC, Thomas A Dixon

Address: 1300 Country Lane

City: Orlando State: Florida Zip: 32804

Phone: 321-594-6771 Fax: _____

Applicant is: Owner: ☐ Agent: ☒ Purchaser: ☒ Lessee: ☐ Optionee: ☐

OWNER: GK ROGERS CONSTSRUCTION, LLC

Address: 4240 Martin Luther King Jr. Drive SW

City: Atlanta State: Georgia Zip: 30336

Phone: 321-594-6771 Fax: _____

AGENT NAME (Affidavit required): (Same as applicant)

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

Property address and/or general location: Autoplex Lane

Area of property: 9.8 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Heavy Industrial

The property is PROPOSED to be used for: Commercial,PUD



Existing Lake County Land Use* : Regional Commercial

Existing Lake County Zoning* : PUD

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: _____
Metal Building, Industrial.

State the reason or basis for this request: To obtain City services for commercial development.

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 09, Township 22, Range 26

See attached legal description

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



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

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

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

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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 28th day of April, 2022.

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



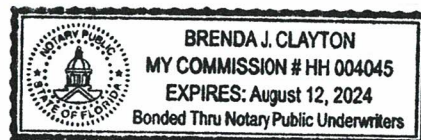
Landowner (Petitioner)
4-28-2022

Date



Notary Public
8/12/24

My Commission Expires



LEGAL NOTICE

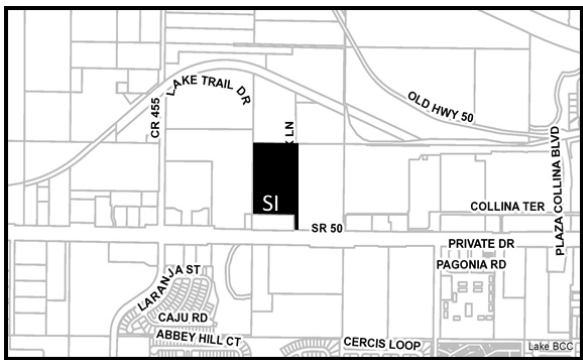
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, June 28, 2022 at 6:30 PM. All public hearings are held at the Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

LOCATION:

Vacant parcel located north of SR 50
and west of Auto Plex Lane
(Alternate Key 3835575)



LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

The public hearings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department, located at 685 W. Montrose Street, Clermont, FL 34711 between 8 AM and 5 PM Monday to Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Ordinance No. 2022-028 <i>Final</i> <i>Rogers Place</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-028.		
Staff Report		
The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation. The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum building square footage and any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed land use and zoning is consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant. The Planning and Zoning Commission voted unanimously for approval, 7-0. Staff recommends approval of Ordinance No. 2022-028, to change the current Future Land Use Map designation from Lake County Regional Commercial to Clermont Commercial designation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Analysis-Rogers Place Commercial-Final	Staff Report Analysis-Rogers Place Commercial-Final.pdf	
2. Ord 2022-028 Rogers Place CPA	Ord 2022-028 Rogers Place CPA.pdf	
3. Maps	Maps.pptx	
4. Site Plan	Site Plan.pdf	

5.	Elevations	Elevations.pdf
6.	STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD	STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD.pdf
7.	Comp Plan Application	Comp Plan Application.pdf
8.	Legal ad Ord. 2022-028 Rogers Place CPA	Legal ad Ord. 2022-028 Rogers Place CPA.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: GK Rogers Construction, LLC.

APPLICANT: First Team Commercial, LLC.

PROJECT NAME: Rogers Place Commercial

REQUESTED ACTION: Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

SIZE OF PARCEL: 9.8 acres +/-

LOCATION: Property located on the State Road 50, and west of Autoplex Boulevard.

EXISTING ZONING: Planned Unit Development PUD (Lake County)

EXISTING LAND USE: Regional Commercial (Lake County)

FUTURE LAND USE CATEGORY: Clermont Commercial Land Use

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.



CITY OF CLERMONT
ORDINANCE NO. 2022-028

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

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

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

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

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION:

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A

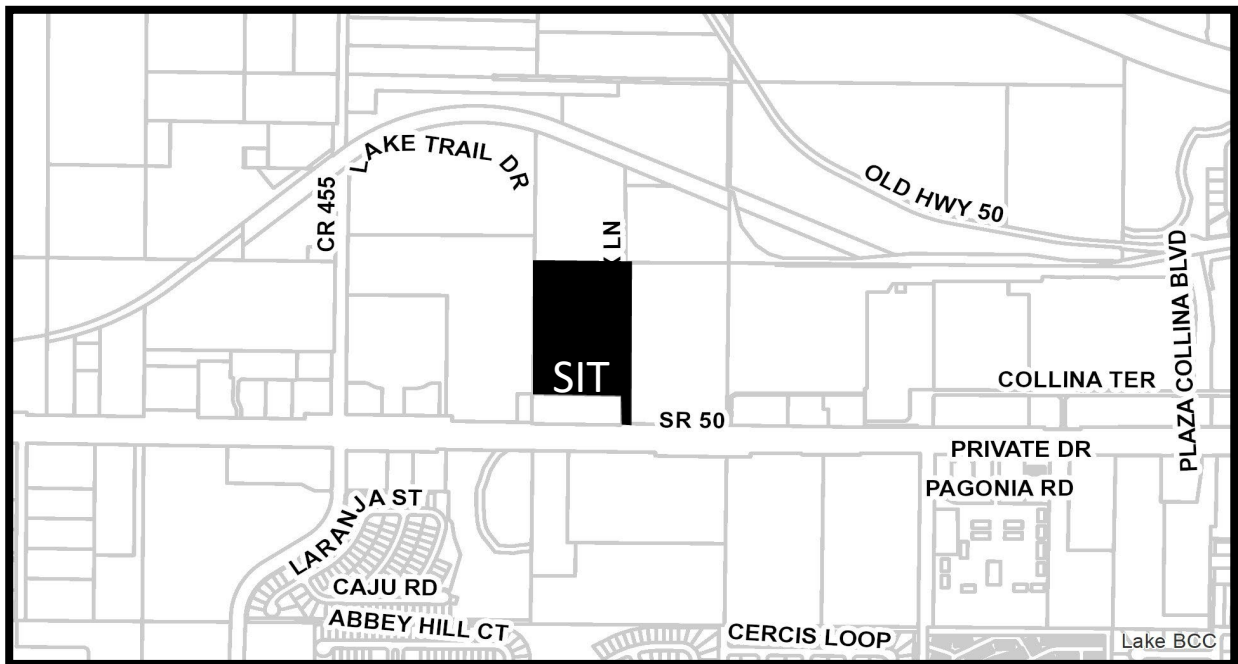
CITY OF CLERMONT
ORDINANCE NO. 2022-028

DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

LOCATION:

Vacant parcel located north of State Road 50 and west of Auto Plex Lane
(Alternate Key 3835575)





CITY OF CLERMONT
ORDINANCE NO. 2022-028

CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY REGIONAL COMMERCIAL DESIGNATION
TO: CITY OF CLERMONT COMMERCIAL DESIGNATION**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-028

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June 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 - Location Map – Rogers Place Commercial

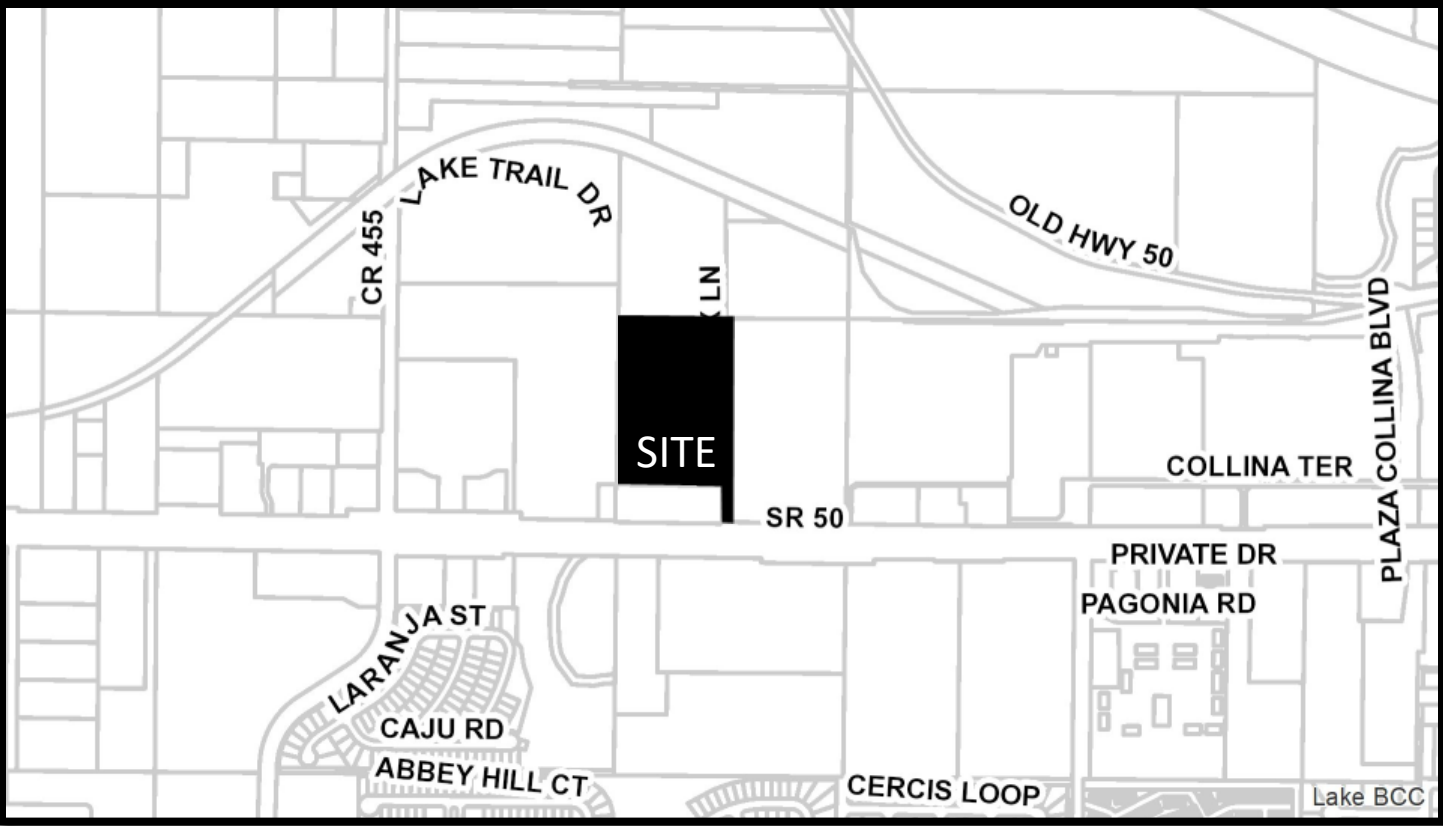


Exhibit - Zoning Map – Rogers Place Commercial

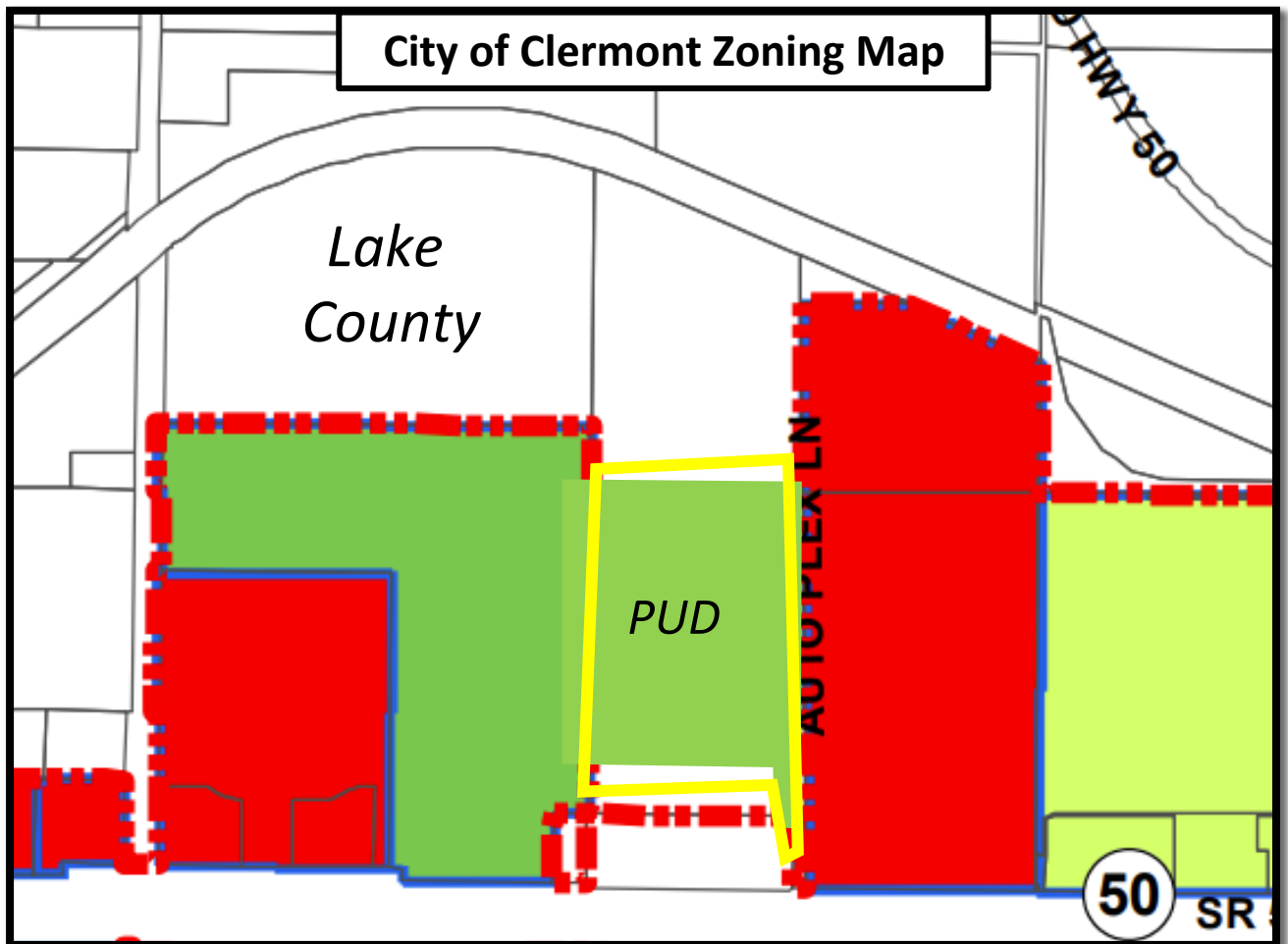
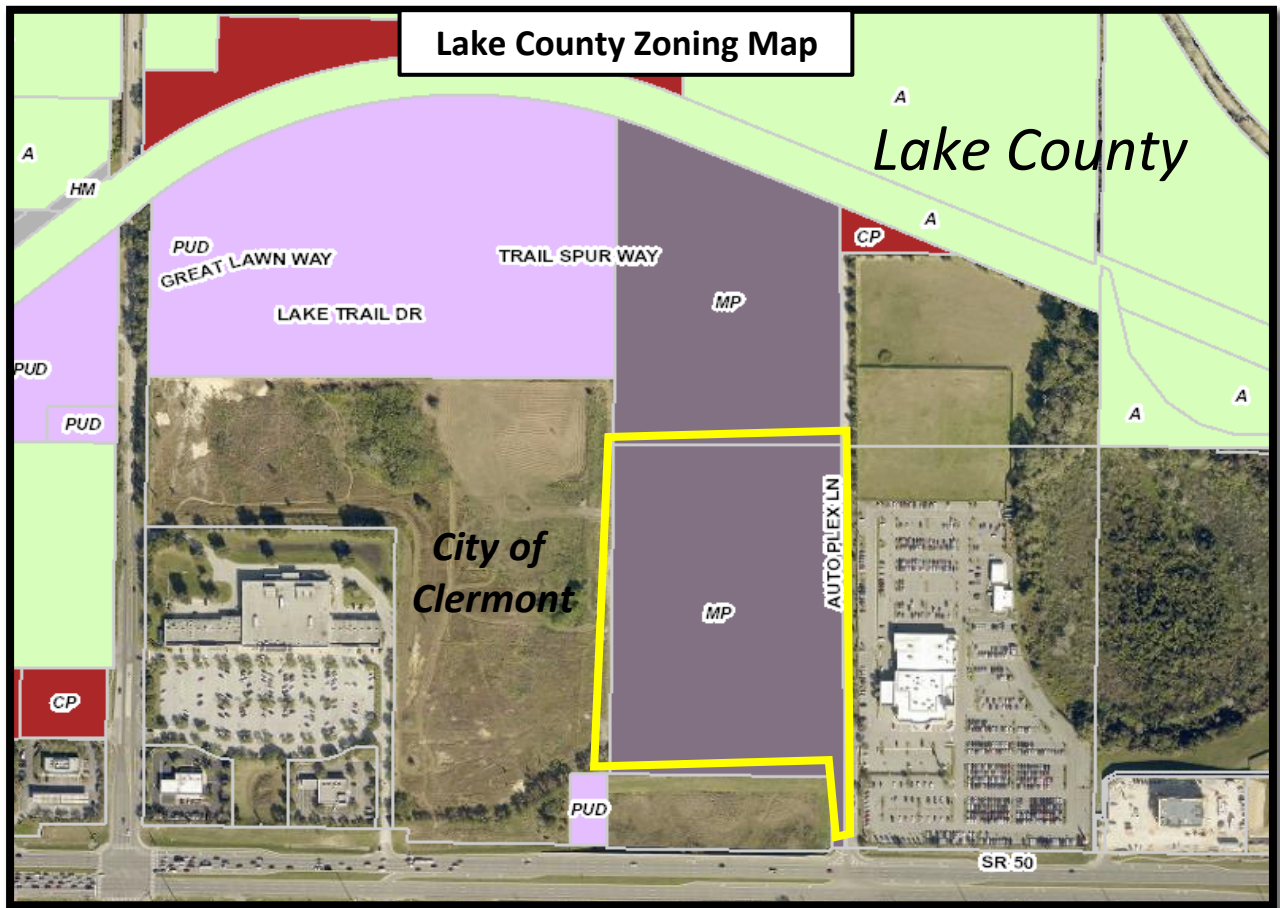
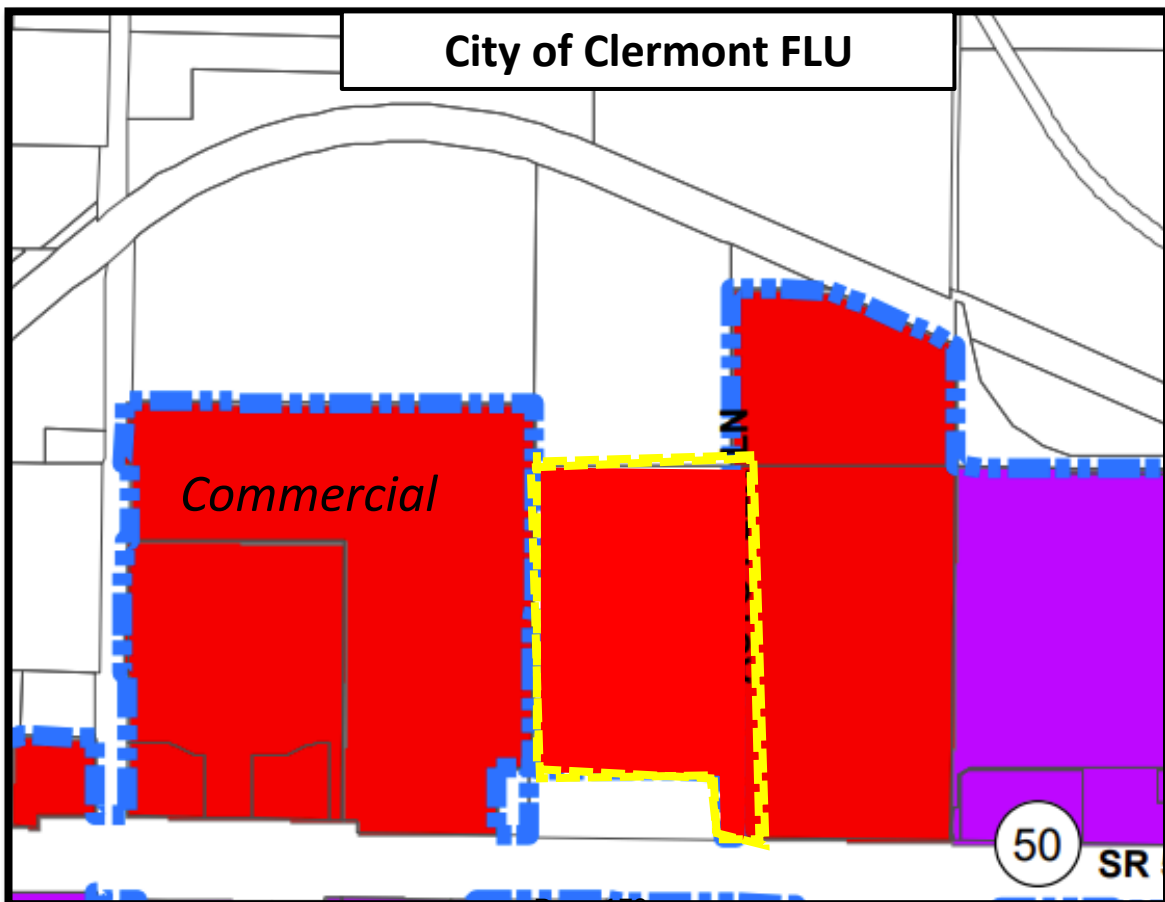
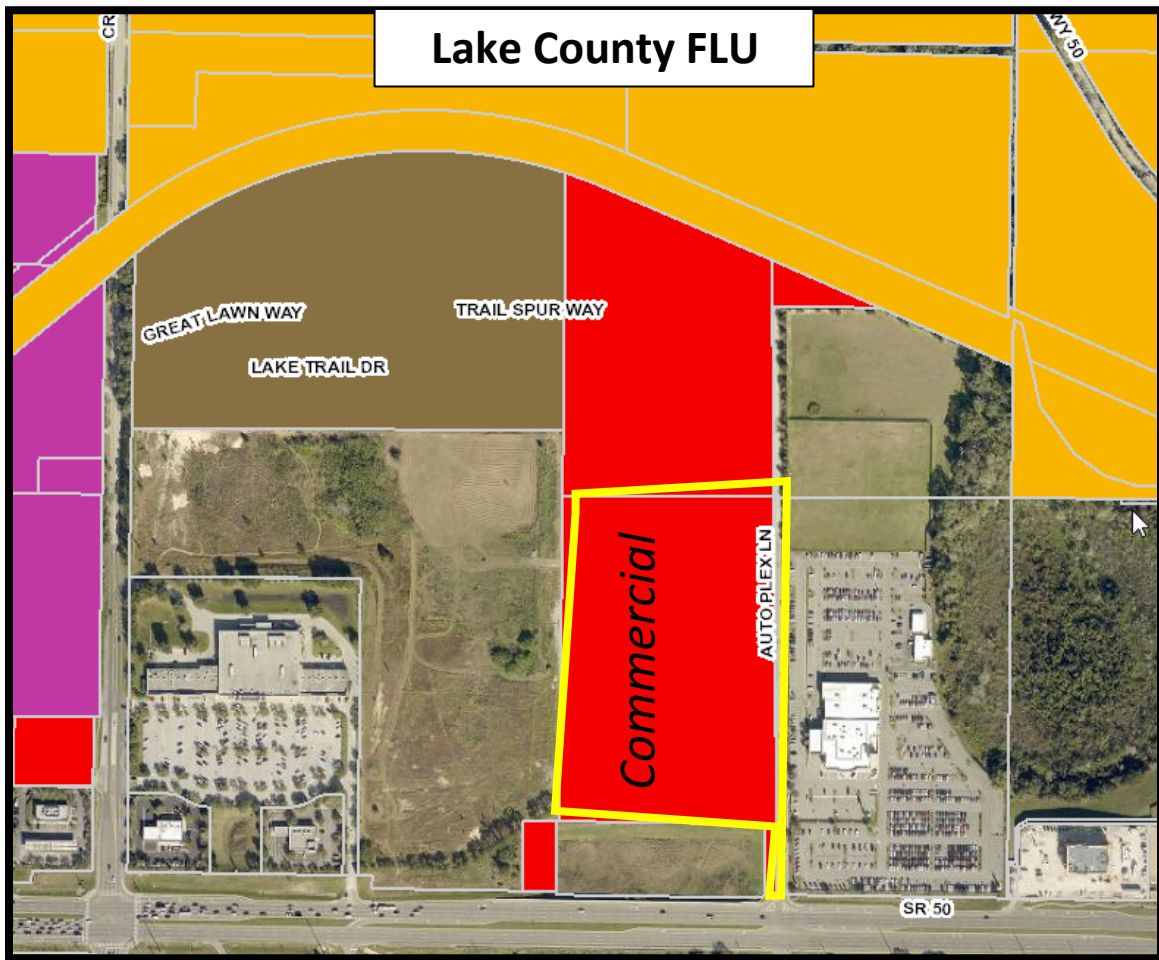
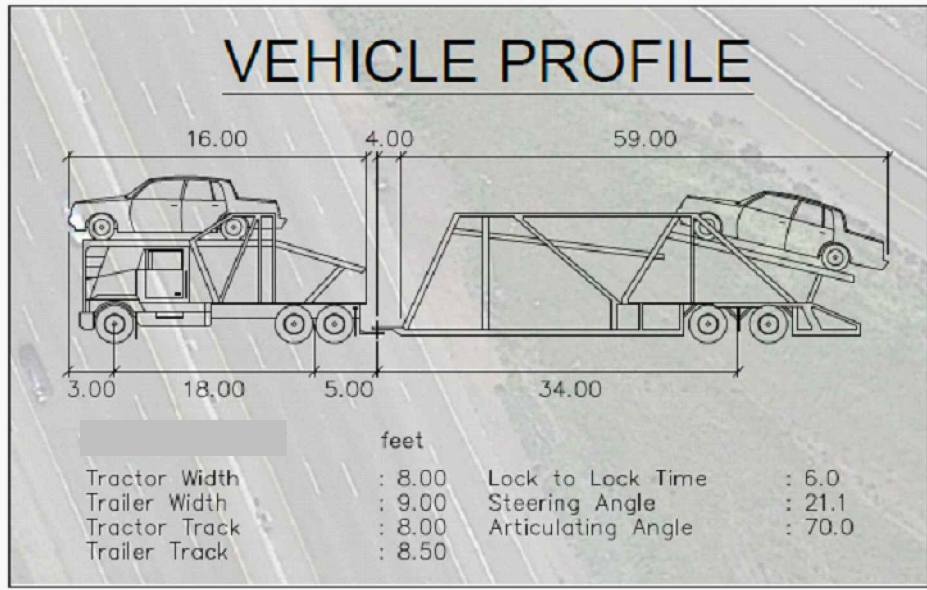
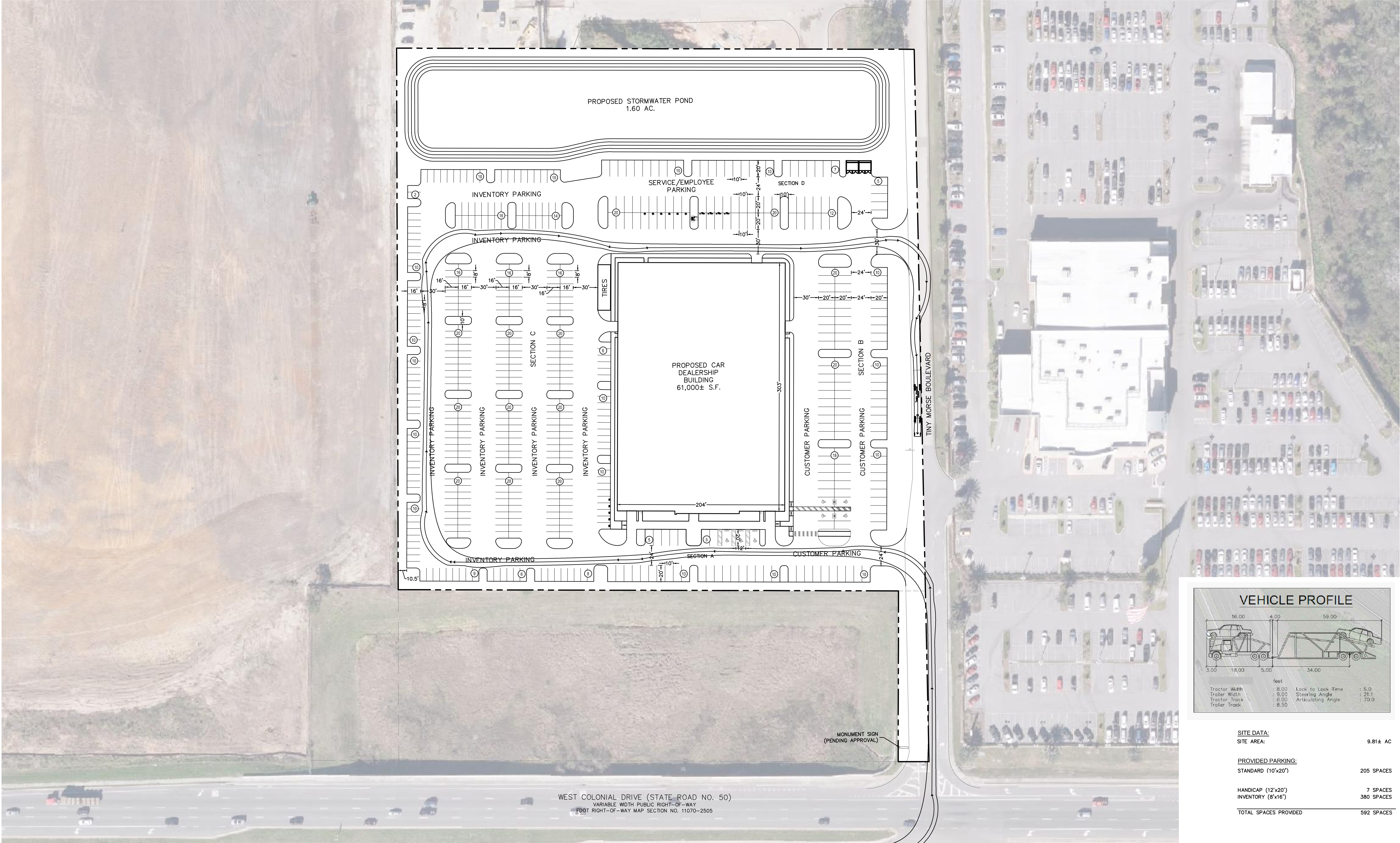


Exhibit – Future Land Use Map – Rogers Place Commercial

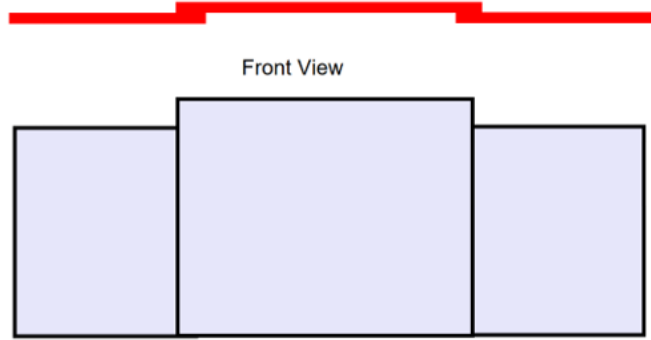




SITE DATA:	
SITE AREA:	9.81± AC
PROVIDED PARKING:	
STANDARD (10'x20')	205 SPACES
HANDICAP (12'x20')	7 SPACES
INVENTORY (8'x16')	380 SPACES
TOTAL SPACES PROVIDED	592 SPACES

Top View

Front View



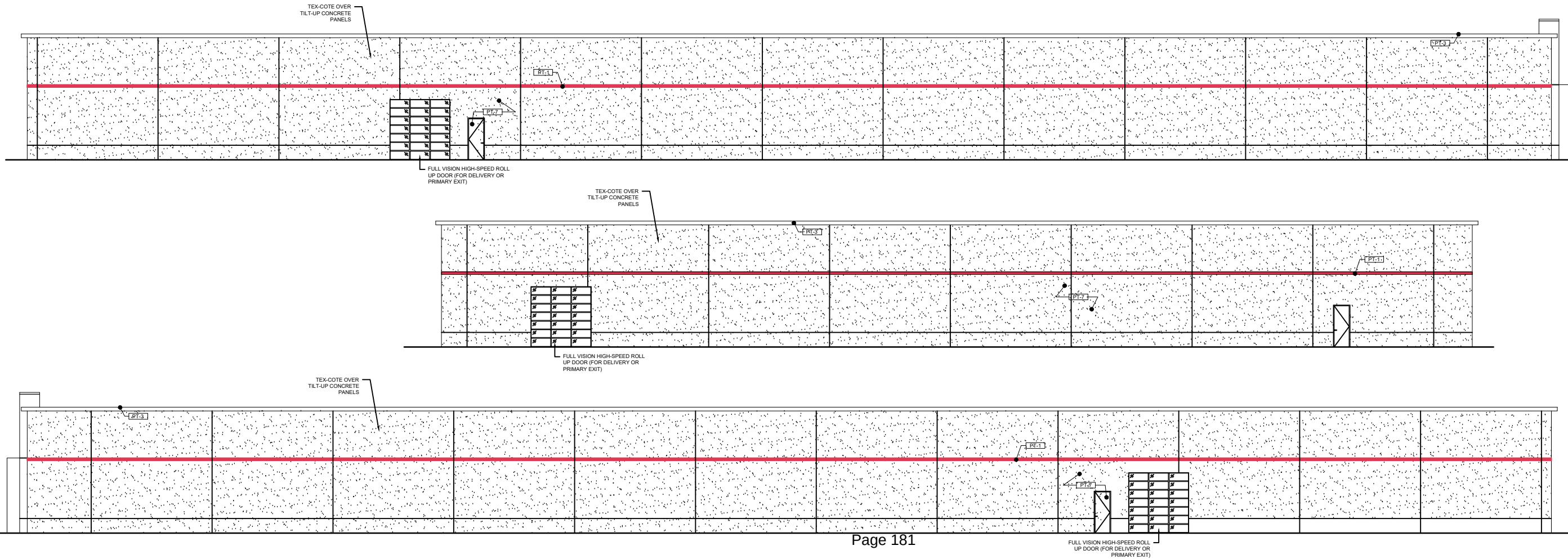
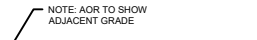
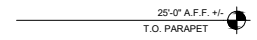
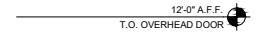
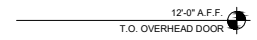
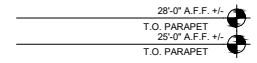
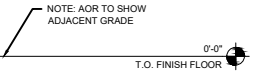
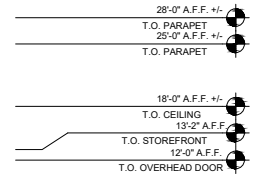
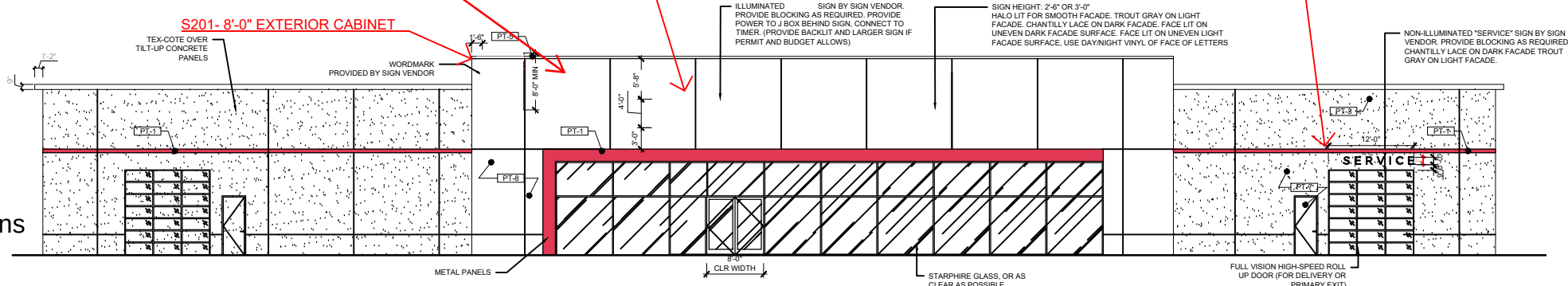
Proposed step in concrete panels on N,E,W elevations to provide required facade breaks as required

ACM PANELS OVER TILT-UP CONCRETE PANELS

S112- 48" FACE LIT WORDMARK TROUT GREY

S500- NON-ILLUMINATED SERVICE SIGN

S201- 8'-0" EXTERIOR CABINET



ROGERS PLACE COMMERCIAL PUD STATEMENT IN SUPPORT

GK Rogers Construction, LLC, is applying for annexation, land use plan amendment and rezoning for 9.8 acres of property lying north of SR 50 and west of Autoplex Lane; abutting Carmax (west) and Toyota of Clermont (east).

The specific user planned for the property is an automotive sales/service facility. However, the development will not be a traditional dealership, since this particular user sells many vehicles through factory direct orders. See Concept Plan.

The Property currently has Planned Unit Development zoning in Lake County (copy attached for your convenience) which authorizes Lake County CP uses with several ‘carve-outs’ for uses not allowed. The applicant is not requesting an expansion or change in the uses already authorized by Lake County.

The area of east Clermont along SR 50 has urbanized over the past twenty years, and the current Property use of heavy industrial is no longer the highest and best use of the Property – Class A commercial development is more appropriate at that location.

Because the property already has zoning entitlements for this request, utility service will come from the City, and the development standards of the City of Clermont are more stringent than Lake County (and the developer agrees to build to City standards), we believe it is in the best interests of Clermont and its citizens to annex, grant land use classification and rezoning to allow the use to be constructed and operated in the City.

Thank you for your consideration; we would be happy to supply any additional information requested.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 4-28-22

FEE: \$755.00

Project Name (if applicable): Rogers Place Commercial

Applicant: First Team Commercial, LLC

Contact Person: Thomas A Dixon and Jimmy Crawford

Address: 1300 Country Lane

City: Orlando State: Florida Zip: 32804

Phone: 321-594-6771 Fax: _____

E-Mail: tad@dixoncap.com, jcrawford@cmhlawyers.com

OWNER: GK Rogers Construction, LLC

Address: 4240 Martin Luther King Jr. Drive SW

City: Atlanta State: Georgia Zip: 30336

Phone: 321-594-6771 Fax: _____

E-Mail: tad@dixoncap.com, jcrawford@cmhlawyers.com

General Location: Autoplex Lane

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

Property size (in acres or square feet): _____

Flood hazard area (yes) _____ and approx. acreage _____ (no) X

Existing (Actual) Land Use: Heavy Industrial

Existing Zoning: PUD (Lake County)

Existing Future Land Use: Regional Commercial (Lake County)

Proposed Future Land Use: Commercial (City of Clermont)

Type of development proposed: Commercial



Proposed density (dwelling units/acre) or intensity: Maximum 75,000 sf commercial

Proposed Zoning District: PUD

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

The Property is currently used by the Owner has a heavy industrial asphalt/concrete recycling and soil remediation facility.

As the SR 50 corridor in East Clermont has grown and changed from a suburban/industrial/agricultural area, the heavy industrial use has ceased to be the highest and best use of the Property, for the Owner or the City.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

*** * * * * NOTICE * * * * ***

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Thomas A Dixon for First Team Commercial, LLC, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Regional Commercial (Lake Co.) _____ to Commercial (City of Clermont) _____ for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Thomas A Dixon

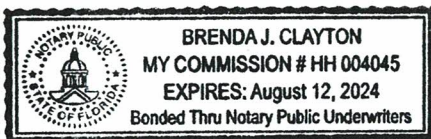
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28th day of April, 2022



X

Notary Public, State of Florida at Large

My Commission Expires:

8/12/24

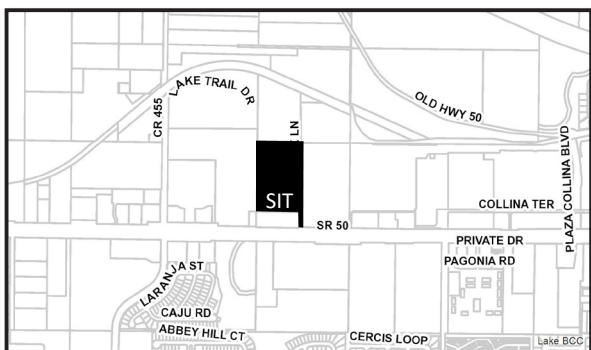
CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE

Comprehensive Plan Amendment ORDINANCE NO. 2022-028

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 7, 2022 at 6:30 p. m., and the Clermont City Council will hold a public meeting on Tuesday, June 28, 2022 at 6:30 p.m. for the (final reading and ordinance adoption) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Commercial to Clermont Commercial Land Use Designation.

ORDINANCE 2022-028

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.



LOCATION:

Vacant parcel located north of SR 50 and west of Auto Plex Lane (Alternate Key 3835575)

The public meetings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 AM and 5 PM Monday through Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Ordinance No. 2022-029 <i>Final</i> <i>Rogers Place</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-029.		
Staff Report		
The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation. The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning and current development patterns for the surrounding areas. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum building square footage and allow for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed land use and zoning is consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant. The Planning and Zoning Commission voted unanimously for approval, 7-0 and to include a waiver for the sign. Staff recommends approval of Ordinance No. 2022-029, rezoning the subject parcel from Lake County Planned Commercial (CP) to the City of Clermont Planned Unit Development (PUD) with the provisions of Ordinance No. 2022-029.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Analysis-Rogers Place Commercial-Final	Staff Report Analysis-Rogers Place Commercial-Final.pdf	
2. ORD 2022-029 Rogers Place Rezoning	ORD 2022-029 Rogers Place Rezoning	

	(06.17.2022)	(06.17.2022).pdf
3.	Maps	Maps.pdf
4.	Conceptual Site Plan-Final 5-25-2022	Conceptual Site Plan-Final 5-25-2022.pdf
5.	Elevations 5-26-2022	Elevations 5-26-2022.pdf
6.	2022-06-01-Auto Plex Lane TIA Review (002) Kittelson	2022-06-01-Auto Plex Lane TIA Review (002) Kittelson.pdf
7.	Zoning Application	Zoning Application.pdf
8.	Rogers Rezoning legal ad	Rogers Rezoning legal ad.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: GK Rogers Construction, LLC.

APPLICANT: First Team Commercial, LLC.

PROJECT NAME: Rogers Place Commercial

REQUESTED ACTION: Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

SIZE OF PARCEL: 9.8 acres +/-

LOCATION: Property located on the State Road 50, and west of Autoplex Boulevard.

EXISTING ZONING: Planned Unit Development PUD (Lake County)

EXISTING LAND USE: Regional Commercial (Lake County)

FUTURE LAND USE CATEGORY: Clermont Commercial Land Use

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.



CITY OF CLERMONT
ORDINANCE NO. 2022-029

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR; RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

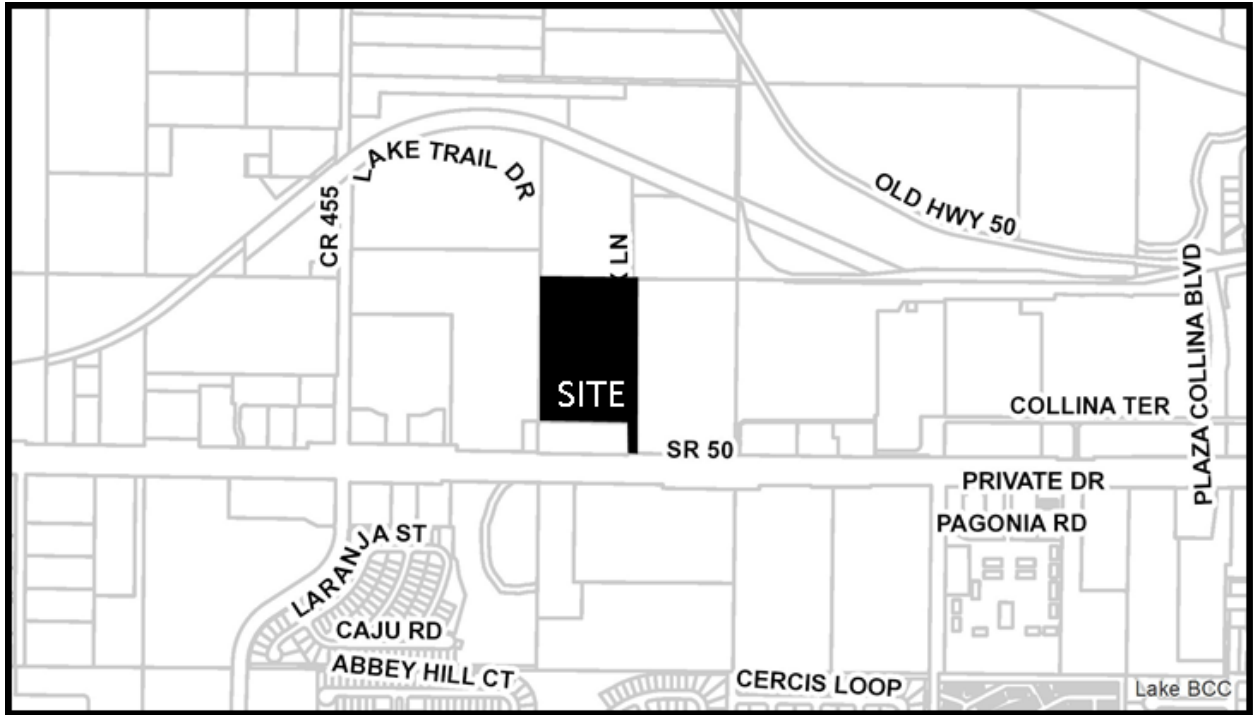
LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING. (SITE CONTAINS 9.8 +/- ACRES).

CITY OF CLERMONT
ORDINANCE NO. 2022-029

LOCATION:

Vacant parcel located North of State Road 50
and west of Auto Plex Lane
A portion of Alternate Key# 3835575



PROPERTY REZONING:

FROM: Lake County Planned Commercial District (CP)
TO: Clermont Planned Unit Development District (PUD)

SECTION 2: CONDITIONS

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No other construction shall be started on the property without formal construction plans incorporating all conditions stated in this Ordinance being submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance, any development orders and/or building permits.

3. Other than construction authorized by the Lake County Site Plan, no person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to every condition set out in this Ordinance.
5. Major changes as determined by the Site Review Committee may require an amendment to the Planned Unit Development (PUD). Major changes are those that change points of ingress or egress, allow a use not allowed by the PUD, or increase the intensity of development more than 10% than shown on the site plan. (in no event may the intensity allowed by the PUD be exceeded without an amendment approved by the City Council)

SECTION 3: LAND USES AND DEVELOPMENT STANDARDS

1. The property may be used for an automobile dealership with supporting ancillary uses to the car dealership, including but not limited to repair, delivery, paint, body repair and collision, and storage of new and pre-owned automobiles, energy products and related parts and accessories, and for related general office purposes and not to exceed the maximum 75,000 commercial square footage, as shown in the attached conceptual plan. The property may also be developed with any other permitted uses allowed in the C-2 General Commercial zoning district. The current uses shall be allowed to continue until development pursuant to this Ordinance begins.
2. Building Setbacks and Development Standards:

Front	50 feet from the property line
Side Setback	15 feet from the property line
Rear Setback	25 feet from the property line
Side Street	25 feet from the property line
3. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR).
4. The automotive dealership building shall be constructed in substantial accordance to the elevations dated May 25, 2022 and depicted at the end of this ordinance. Any other commercial buildings shall adhere to the Clermont Architectural Designs Standards. The property shall be developed according to the C-2 General Commercial zoning district in the Land Development Code, unless expressly stated above.



CITY OF CLERMONT
ORDINANCE NO. 2022-029

5. The open space, impervious surface ratio, floor area ratio, building height, and the maximum intensity and density shall be in accordance with the Clermont Comprehensive Plan and Land Development Regulations (LDR). The maximum development intensity shall not exceed 0.25 Floor Area Ratio (FAR), and the maximum impervious surface ratio shall not exceed 80 percent for the entire site.
6. All off street parking requirements must be in accordance with Clermont Land Development Regulations. Designated vehicle inventory areas where the public is not permitted to park or drive shall not be treated as off-street parking under the Clermont Land Development regulations; but such designated vehicle inventory areas shall be developed substantially in conformance with the conceptual plan submitted to and reviewed by the City.
7. Any fencing shall be ornamental metal fencing, chain link fencing shall be prohibited. Provided, however, a security post and rail fence two feet or less in height shall be allowed.
8. Transportation improvements must be in accordance with FDOT, the Comprehensive Plan, and Clermont Land Development Regulations.
9. All transportation and road improvements required for this development is binding and shall be coordinated with Lake County Public Works, FDOT and the City of Clermont.
10. All utilities for water and sewer connections must be in accordance to Clermont standards and shall comply with all applicable City of Clermont, State, and Regional policies and regulations.
11. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns Water Management District (SJWMD) standards and requirements. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
12. External lightening is required and must comply with Clermont Land Development Regulations. LED lighting shall be allowed, provided it otherwise meets the Clermont Land Development regulations.
13. Signage must comply with Clermont Sign Code, Section 102-Signs. Provided, however, no setback shall be required from the FDOT pond parcel west of Autoplex Lane, provided all other criteria are met.
14. The property owner shall comply with the Concurrency Management Sytem (CMS) and shall be subject to all concurrency requirements as set forth in the Clermont Codes of Ordinances.
15. The Developer will be responsible for developing the site with compliance to the Federal Emergency Management (FEMA) regulations, Comprehensive Plan, and the Clermont Land Development Regulations, unless otherwise stated and approved in the Planned Unit Development (PUD).



CITY OF CLERMONT
ORDINANCE NO. 2022-029

16. PUD Expiration: Physical development shall commence within three (3) years from the approval date of the Planned Unit Development (PUD) Rezoning Ordinance. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Coimprehensive Plan or superseding documents amended. Prior to expiration of the three (3) year time frame, the City of Clermont Council may grant, after a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon showing that reasonable efforts have been made towards securing the required approvals and commencement of construction work.
17. The City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, can require the developer be responsible for any mitigation improvements, proportionate fair share improvements or payments. The mitigation improvements, proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy.
18. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review process, which may change from the conceptual plan submitted with the PUD.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the cost of the applicant.



CITY OF CLERMONT
ORDINANCE NO. 2022-029

SECTION 8: PUBLICATION & AN EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-029

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June 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 - Location Map – Rogers Place Commercial

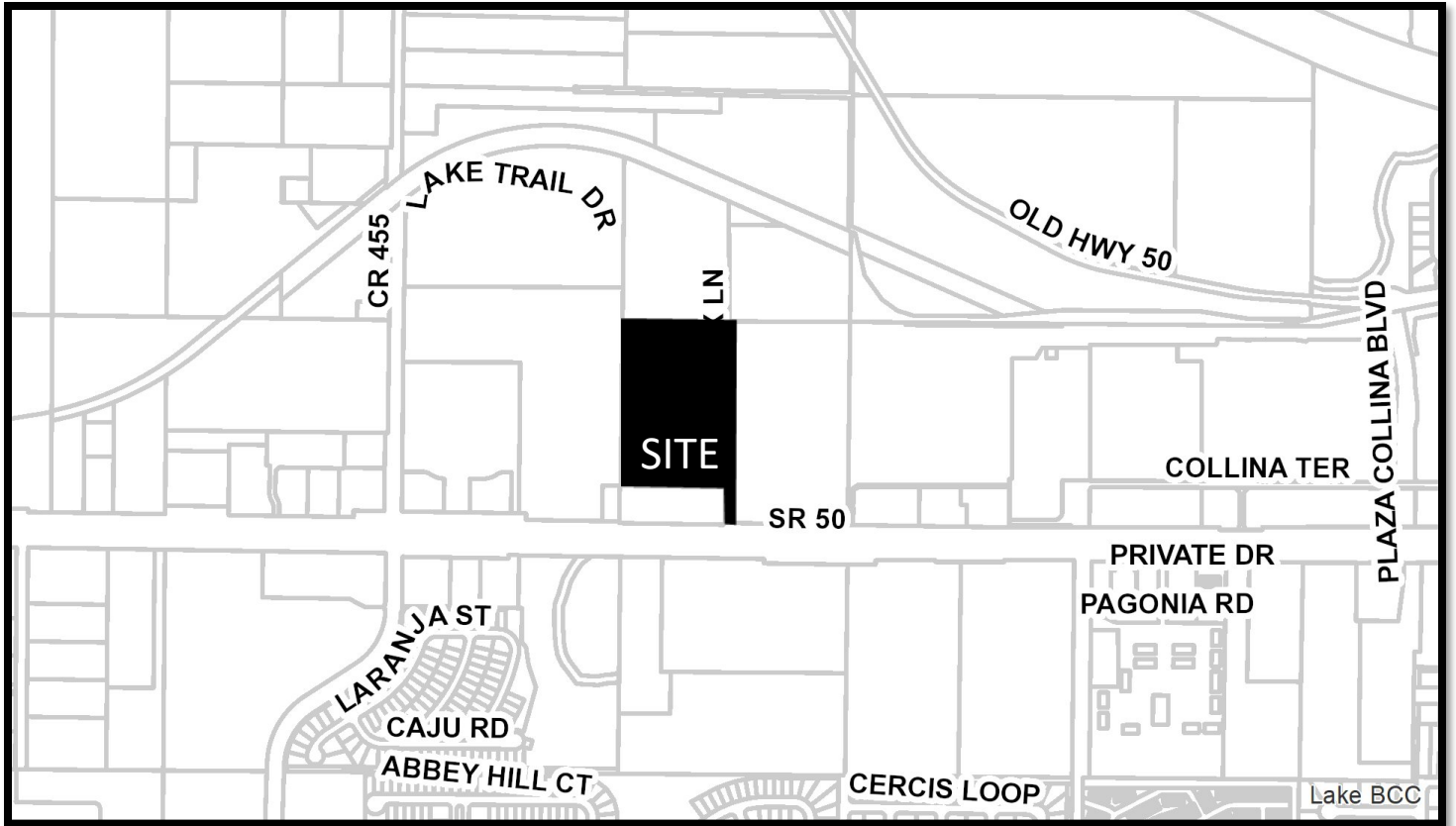


Exhibit - Zoning Map – Rogers Place Commercial

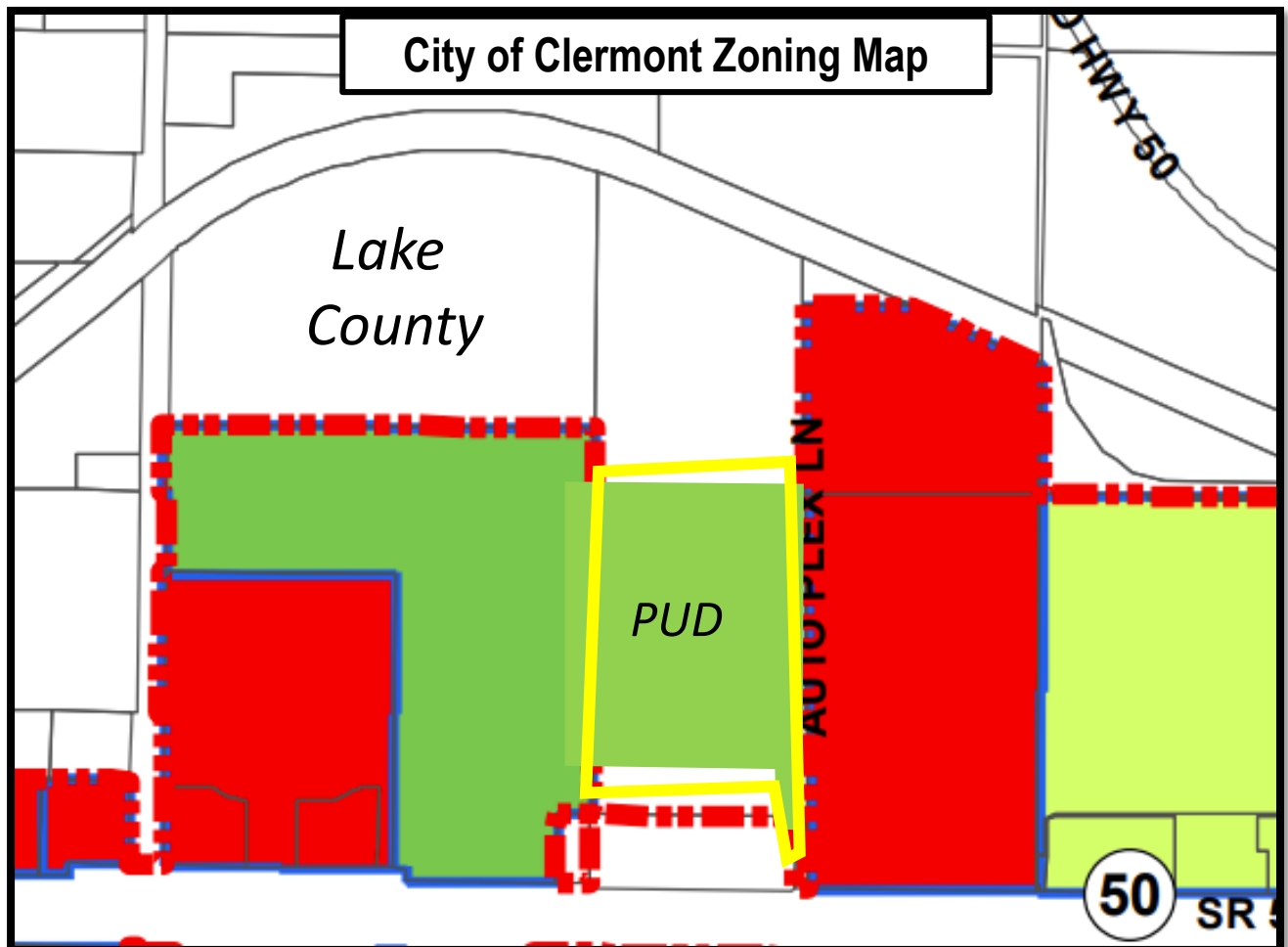
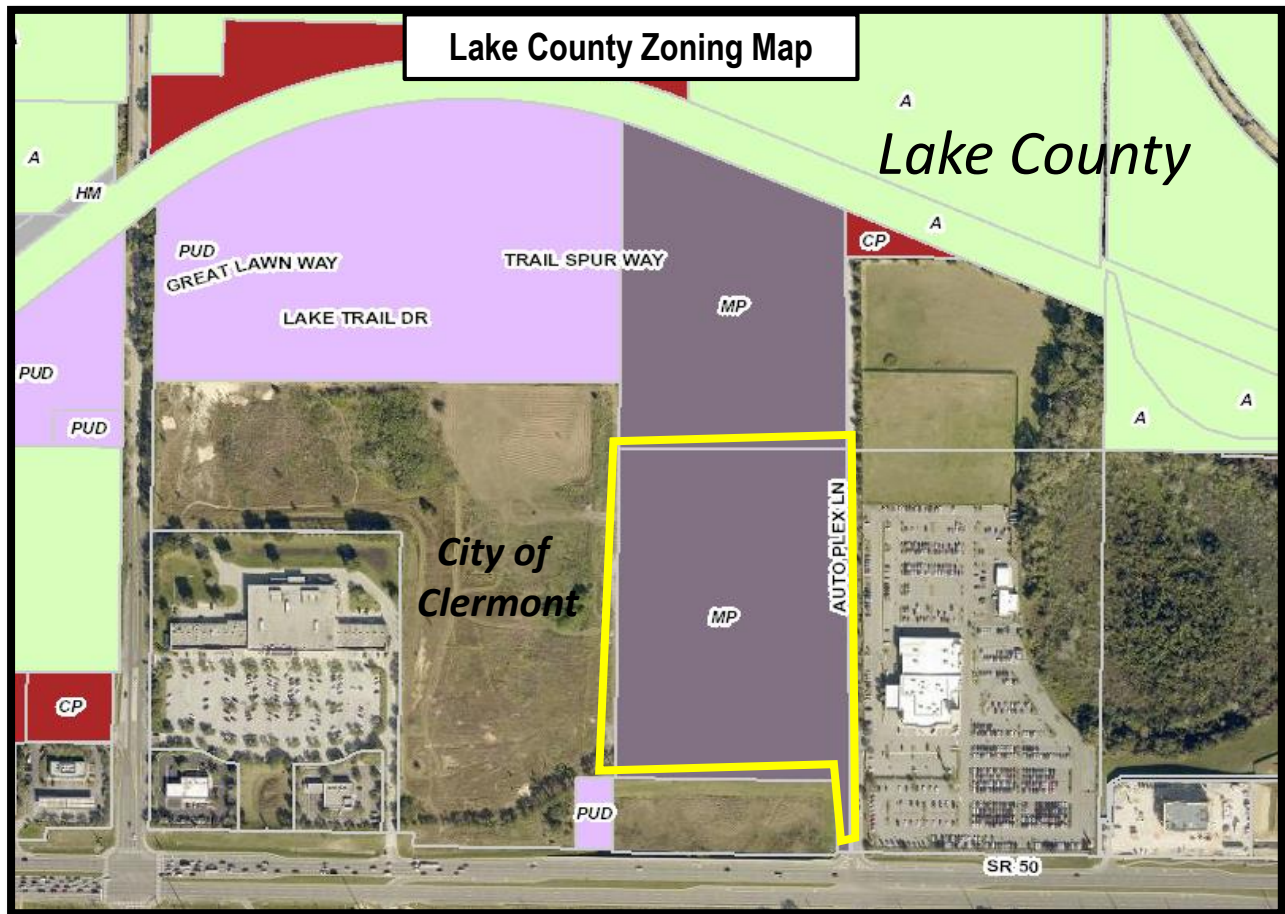
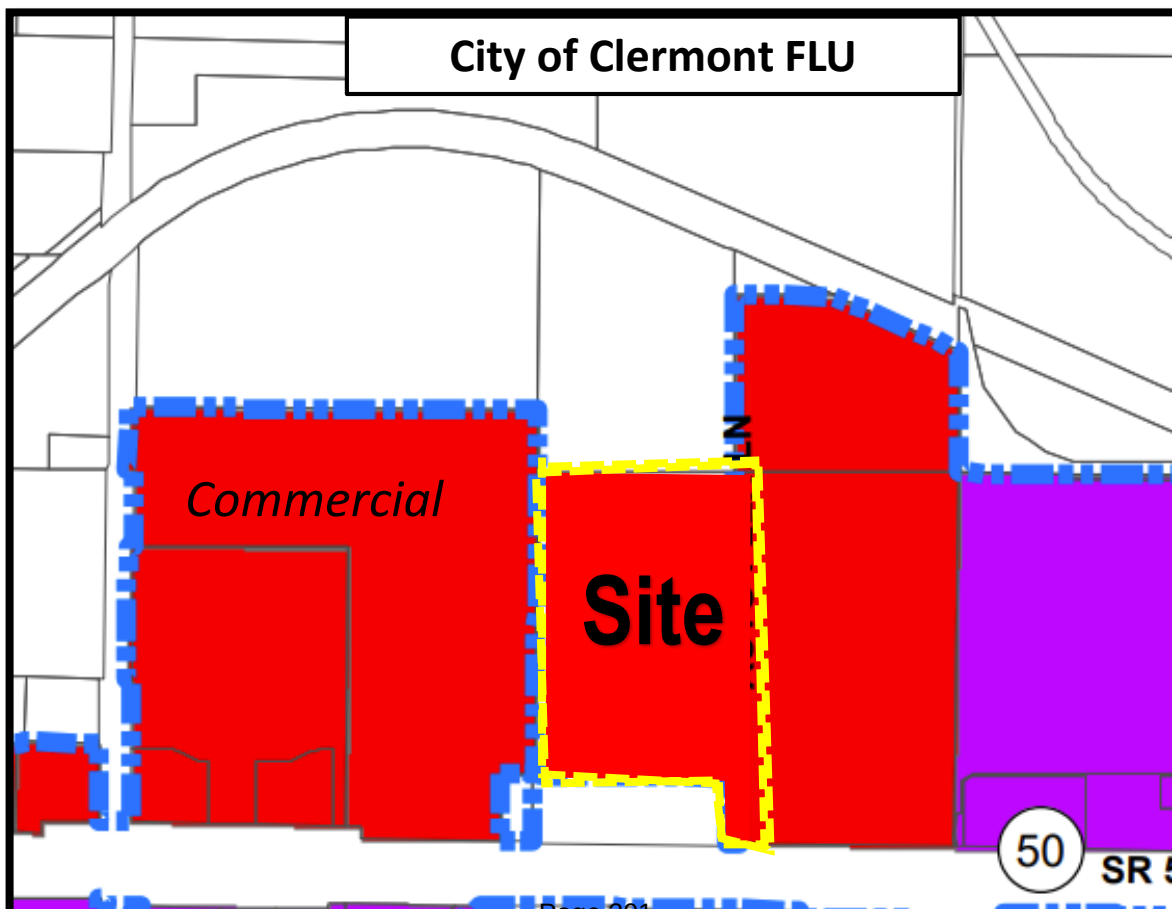
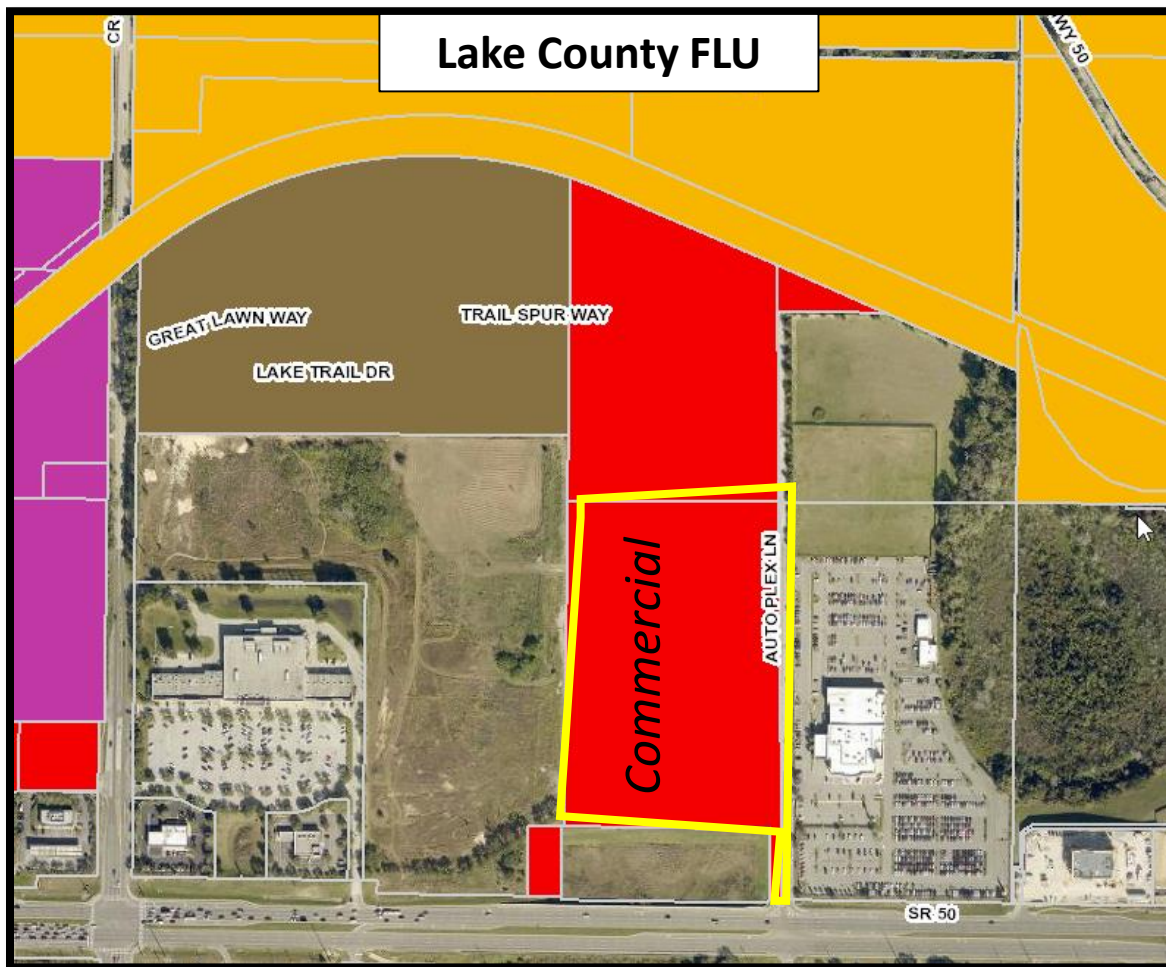
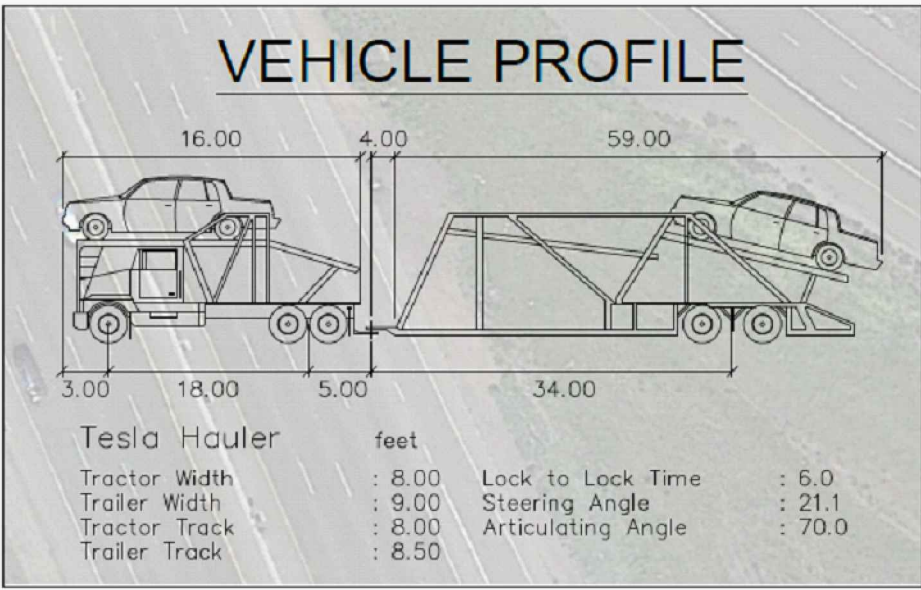
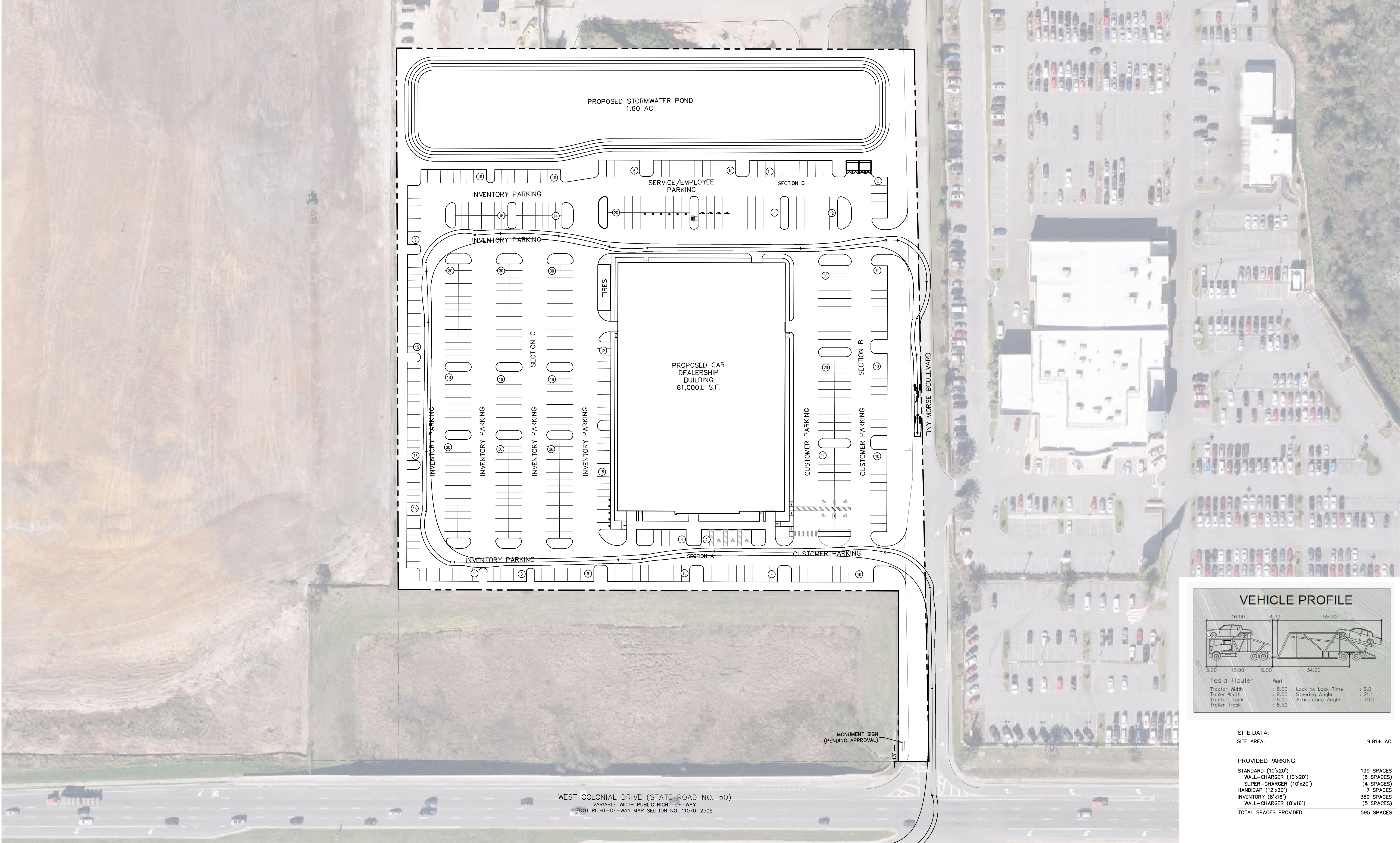


Exhibit – Future Land Use Map – Rogers Place Commercial





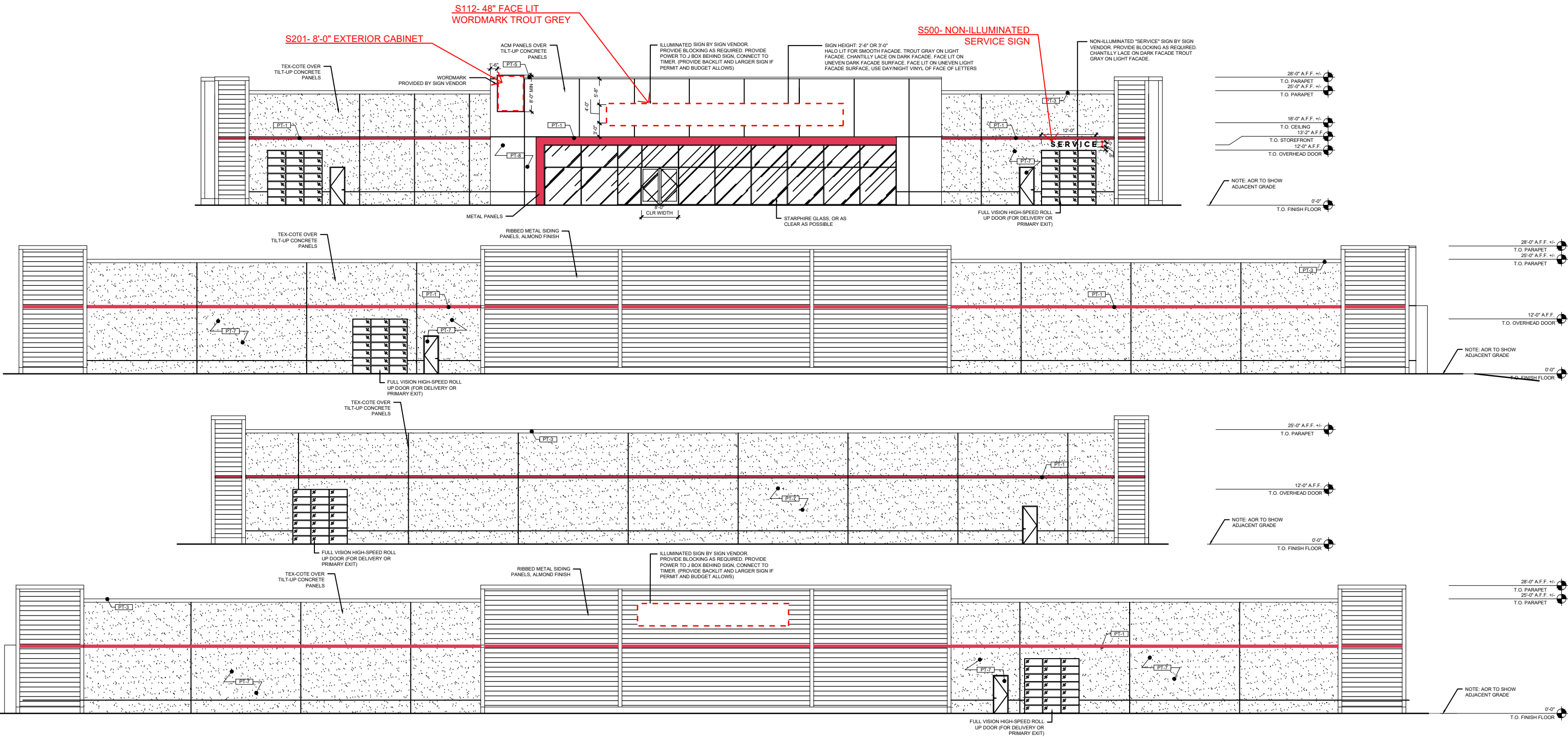
SITE DATA:
SITE AREA: 9.81± AC

PROVIDED PARKING:

STANDARD (10'x20')	199 SPACES
WALL-CHARGER (10'x20')	(6 SPACES)
SUPER-CHARGER (10'x20')	(4 SPACES)
HANDICAP (12'x20')	7 SPACES
INVENTORY (8'x16')	389 SPACES
WALL-CHARGER (8'x16')	(5 SPACES)
TOTAL SPACES PROVIDED	595 SPACES

ORLANDO CLERMONT

ELEVATION
TRT ID - 16443



SCALE: 1/32" = 1'-0"
May 25, 2022

MEMORANDUM

Date: June 1, 2022

Project #: 24449.023

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP; Spencer Maddox, EI

Project: Auto Plex Lane

Subject: TIA Review

This memorandum has been prepared to document the review of the Auto Plex Lane. The study was completed by Traffic Planning and Design, Inc., and is dated May 2022. The project proposes to build a proposed 61,253 square feet dealership. The project proposes two access points along Tiny Morse Boulevard.

The roadway segments and intersections analyzed operate at acceptable level of service (LOS). The southbound approach at SR 50 and Tiny Morse Boulevard, however, the southbound stop-controlled approach operates at LOS F under existing conditions. The eastbound left-turn at SR 50 and Tiny Morse Boulevard also operates at LOS F under existing conditions.

The analysis indicated that the existing turns are adequate for the additional project trips. However, the southbound left-turn movement out of the project site is shown to have v/c ratio of 25.21 in the build-out scenario, indicating that the movement is over capacity. This deficiency should be mitigated by the developer by creating a directional median opening at the intersection of SR 50 and Tiny Morse Boulevard.

Auto Plex Lane Transportation Impact Analysis Comments:

1. Report Formatting – Please fix formatting errors in the report including the following:

- “Error! Bookmark not defined.” for Table 4 in the Table of Contents.
- Bulleted list formatting in the Existing Conditions Analysis
- Spacing error on Page 6
- Clarify the control for the Auto Plex Lane Site Access 2 on Page 12
- Typo in the Turn Lane Analysis – “tris”

2. **Intersection Capacity Analysis (Page 5)** – The study references HCM and HCS Methodology was used for the intersection analysis. Please specify which edition of HCS and which edition of HCM were used for the analysis.
3. **Projected Intersection Capacity Analysis (Page 12)** – Please clarify if the existing signal timing was maintained or signal splits were optimized for future conditions.
4. **Projected Intersection Capacity Analysis (Page 12)** – Please state the increases to eastbound left-turn delay at SR 50 and Tiny Morse Boulevard. Based on the HCS reports, the eastbound left-turn delay increases by approximately 130 seconds.
5. **Projected Intersection Capacity Analysis (Page 12)** – The southbound approach delay at SR 50 and Tiny Morse Boulevard operates at LOS F in the existing conditions, with a v/c ratio of 1.0, indicating that the current volumes are at capacity on this approach. With the addition of project traffic, the southbound left-turn movement has a v/c ratio of 25.12 per the analysis, indicating that the volume is 25 times the capacity of the movement. As there is not sufficient intersection spacing for a traffic signal, this intersection should be converted to a directional median opening. Please update the analysis of this intersection to remove the southbound left-turn movement and move these trips to a u-turn on SR 50.
6. **Projected P.M. Peak Hour Traffic Volumes (Figure 5)** – The northbound departure volume from Site Access 1 does not balance with the northbound approach volume from Site Access 2. Please balance the volumes or justify why they should not be balanced.
7. **Turn Lane Analysis (Page 14)** – When evaluating the required turn lane distance, please round up to the nearest vehicle, then calculate the storage length required.
8. **Findings and Conclusions (Page 15)** – Please remove the statement “The projected intersection capacity analysis indicates the same results as existing.” Although movements at the intersection operate at LOS F in the existing condition, the future conditions analysis indicate that the southbound left-turn movement exceeds capacity with a v/c ratio of 25.12. This deficiency needs to be mitigated as part of this project.



CITY OF CLERMONT REZONING APPLICATION

DATE 4-28-2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Rogers Place			
Applicant First Team Commercial, LLC			
Contact Person Thomas A Dixon or Jimmy Crawford			
Address 1300 Country Lane		City Orlando	State FL Zip 32804
Telephone 321-594-6771		Fax	
Email tad@dixoncap.com, jcrawford@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name GK Rogers Construction, LLC			
Owner Address 4240 Martin Luther King Jr. Drive SW		City Atlanta	State GA Zip 30336
Telephone 321-594-6771		Email tad@dixoncap.com	
PROPERTY INFORMATION			
Address of Subject Property Auto Plex Lane		City Clermont	State FI Zip 34711
Legal Description (include copy of survey) attached			
Acreage 9.8		Land Use (City verification required) Lake County Regional Commercial	
Present Zoning (City verification required) Lake County PUD		Proposed Zoning Clermont PUD	



CITY OF CLERMONT
REZONING
APPLICATION

Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

Annexation

Check box to indicate additional materials are provided via attachment. ☒

Thomas A Dixon

Applicant Name (print)

x [Signature]

Applicant Name (signature)

Owner Name (print)

x _____
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

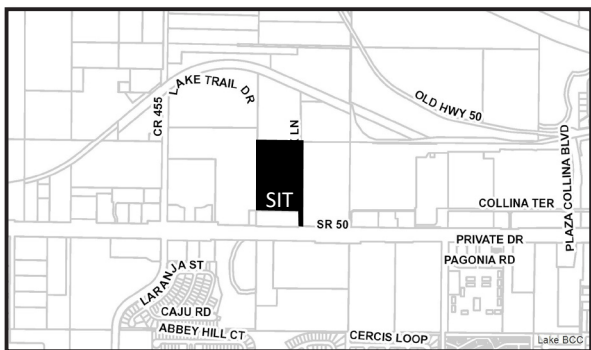
Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE 2022-029

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

LOCATION:

Vacant parcel located north of SR 50 and west of Auto Plex Lane
(Alternate Key 3835575)



LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

PROPERTY REZONING

**From: Lake County (CP) Planned Commercial
To: City of Clermont (PUD) Planned Unit Development**

The Planning & Zoning Commission will consider the request on Tuesday, June 7, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, June 28, 2022 at 6:30 PM for the final enactment.

All public meetings will be held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street. The proposed ordinance may be inspected at the Clermont Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711 between 8 AM and 5 PM Monday to Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Ordinance No. 2022-025 <i>Final</i> <i>Lost Lake Assemblage</i>		
Requested Action		
Consider tabling to July 26, 2022		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2022-025 Lost Lake Assemblage CPA	Ord. 2022-025 Lost Lake Assemblage CPA.doc	
2. Legal ad Ord. 2022-025 LLA CPA	Legal ad Ord. 2022-025 LLA CPA.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-025

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

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

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

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

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION:

Legal Description for Alt Key 1031346

W 1/4 of SE 1/4 of NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

Postal Colony 33-22-26 W 1/2 of tract 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

Postal Colony 33-22-26 W 1/2 of tract 43--less from NE cor of W 1/2 of tract 43 run W 0-0-10 E along E line of W 1/2 of said tract 43 a dist of 596.91 ft for pob, cont S 0-0-10 E 21.03 ft to a point on N'ly r/w line of 15 ft rd r/w, N 89-54-22 W along said N'ly r/w line a dist of 320.35 ft to a point on E'ly line of 15 ft r/w, n 0-10-56 W along said E'ly r/w line 43.99 ft, S 89-48-28 E 3.63

**CITY OF CLERMONT
ORDINANCE NO. 2022-025**

ft, S 0-11-32 W 17.41 ft, S 44-48-28 E 7.07 ft, S 89-48-28 E 311.94 ft to pob for additional rd
r/w--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

Postal Colony 33-22-26 tract 11 PB 9 PG 65 ORB 2751 PG 268

E 1/2 of W 1/2 of SE 1/4 of NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

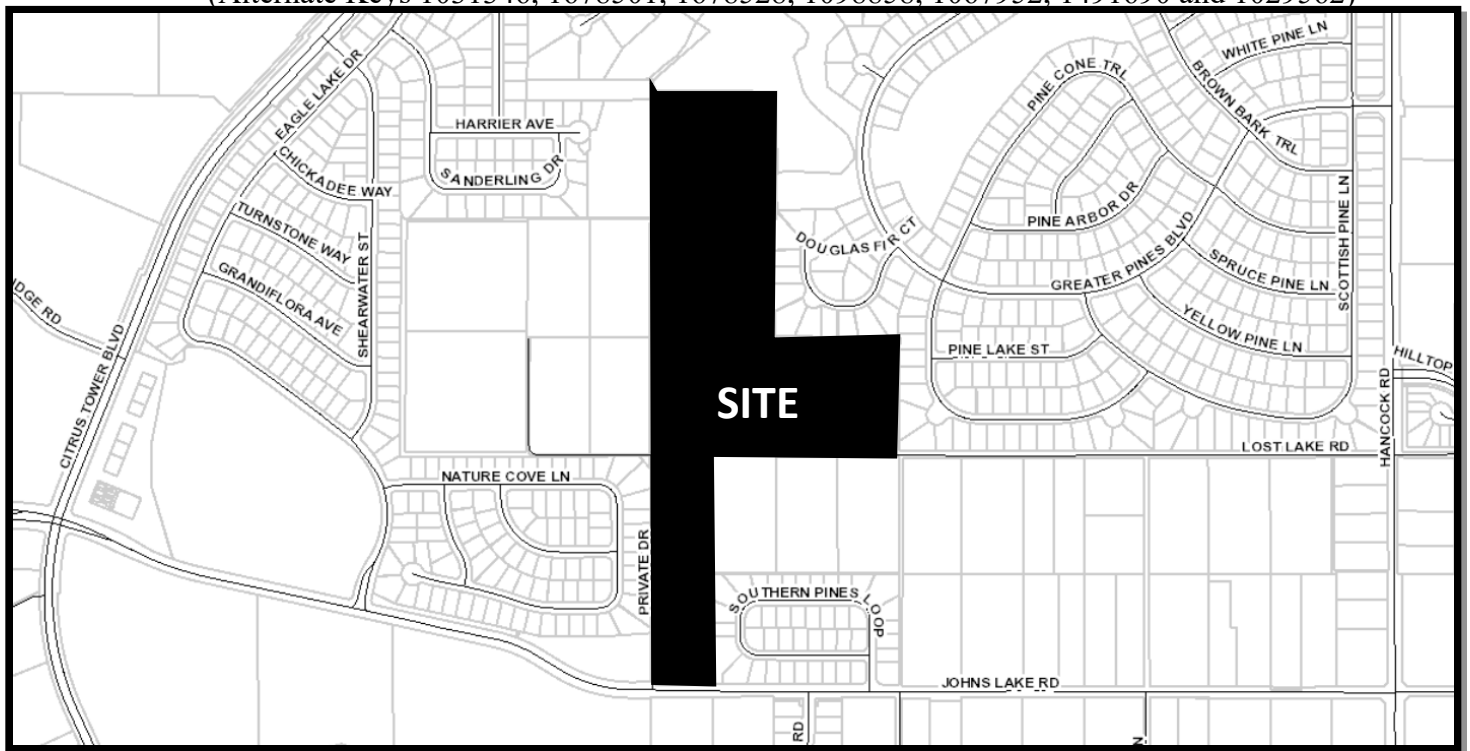
Postal Colony 33-22-26 W 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Postal Colony 33-22-26 E 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Site contains 47.8 +/- acres.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY URBAN LOW DENSITY
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2022-025

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-025

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 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

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

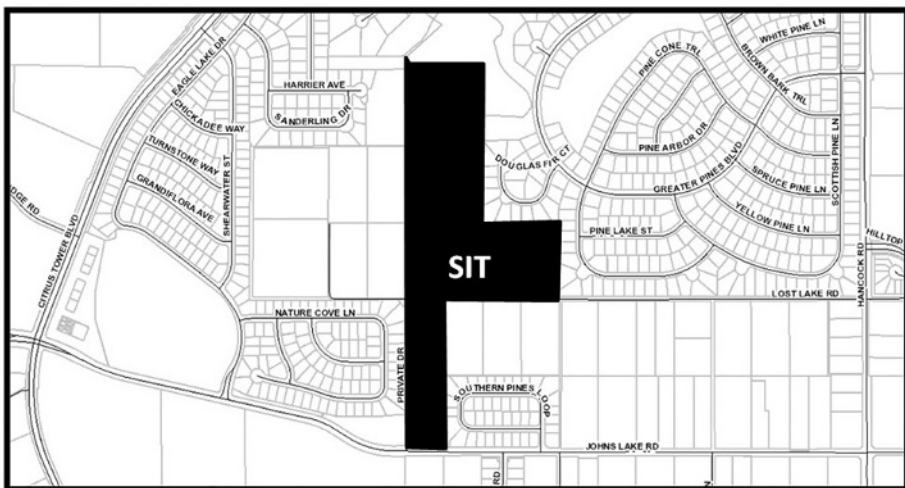
Comprehensive Plan Amendment

ORDINANCE NO. 2022-025

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 7, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, June 28, 2022 at 6:30 PM for the final hearing to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban Low Density to Clermont Low Density Residential.

Ordinance 2022-025

An ordinance of the City of Clermont, Lake County, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing for conflict, severability, administrative correction of scrivener's error, publication and effective date.



LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)

The public meetings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 AM and 5 PM Monday through Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Ordinance No. 2022-026 <i>Final</i> <i>Lost Lake Assemblage</i>		
Requested Action		
Recommend tabling to July 26, 2022		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord. 2022-026 Lost Lake Assemblage Rezoning V2 5-17-2022	Ord. 2022-026 Lost Lake Assemblage Rezoning V2 5-17-2022.doc
2.	Legal ad Ord. 2022-026 LLA REZ	Legal ad Ord. 2022-026 LLA REZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-026

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION:

Legal Description for Alt Key 1031346

W 1/4 of SE 1/4 of NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

Postal Colony 33-22-26 W 1/2 of tract 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

Postal Colony 33-22-26 W 1/2 of tract 43--less from NE cor of W 1/2 of tract 43 run W 0-0-10 E along E line of W 1/2 of said tract 43 a dist of 596.91 ft for pob, cont S 0-0-10 E 21.03 ft to a point on N'ly r/w line of 15 ft rd r/w, N 89-54-22 W along said N'ly r/w line a dist of 320.35 ft to a point on E'ly line of 15 ft r/w, n 0-10-56 W along said E'ly r/w line 43.99 ft, S 89-48-28 E 3.63 ft, S 0-11-32 W 17.41 ft, S 44-48-28 E 7.07 ft, S 89-48-28 E 311.94 ft to pob for additional rd r/w--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

Postal Colony 33-22-26 tract 11 PB 9 PG 65 ORB 2751 PG 268

E 1/2 of W 1/2 of SE 1/4 of NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

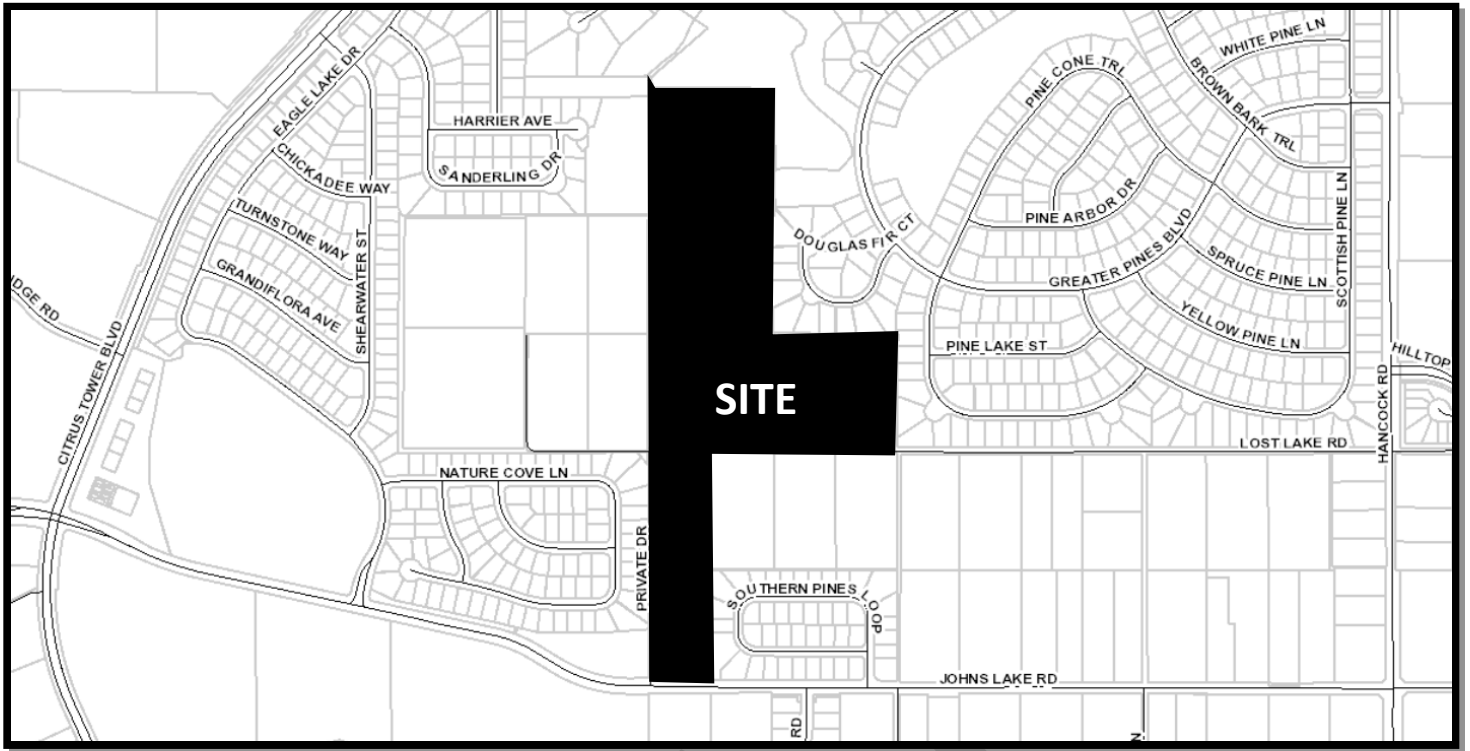
Postal Colony 33-22-26 W 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Postal Colony 33-22-26 E 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Site contains 47.8 +/- acres.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential,
RA-Ranchette, A-Agricultural
TO: City of Clermont Planned Unit Development**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a 100 lot single-family residential subdivision; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the PUD Concept Plan prepared by Appian Engineering, LLC., dated 05-10-2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

This application for a Planned Unit Development to allow for single family residential development be granted subject to the following conditions:

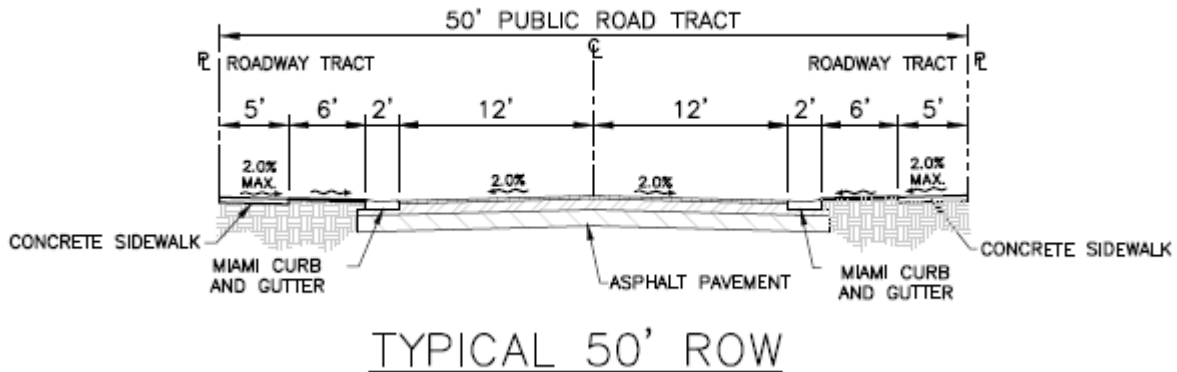
1. A total of up to 100 single family residential dwelling units may be permitted on the site, not to exceed a density of 2.65 units per acre within the project.
2. Development Standards: Development standards for the development of the residential dwelling units shall be based on the size of the lot, as indicated in the table below.

<u>Design Item</u>	<u>60' Lot</u>
Minimum Lot Area	7,500 sf
Minimum Living Area	1,000 sf
Minimum Lot Width	60'
Minimum Lot Depth	125'
Minimum Front Building setback	25'
Minimum Side Yard Setback	5'
Setback from Side Street	15'
Minimum Rear Yard Setback	20'
Minimum Building Separation	10'
Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures	5'
Maximum Impervious Surface Ratio (ISR)	0.65
Maximum Principal Building Height	35'

CITY OF CLERMONT
ORDINANCE NO. 2022-026

Maximum Accessory Building Height	25'
Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50'
Minimum front yard easement	5'
Minimum side and Rear Yard Drainage and Utility Easement	5'

3. Phasing of Development: The project may be developed in one or more phases.
4. The project may have elevation changes of up to **XX** feet in height with up to **XX**% of the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
5. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
6. The project shall be developed in accordance with the City of Clermont Utility Standards.
7. Any proposed City maintained utilities that are not located within a City maintained right of way shall be placed in a utility easement dedicated to the City at time of recordation of final plat. Easements shall be provided at no expense to the City.
8. At the time of Platting, additional right-of-way dedication along Lost Lake Road will be coordinated with Lake County Public Works.
9. The PUD will be required to have a minimum of 25% open space.
10. If required by the City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, the developer shall be responsible for any proportionate fair share improvements or payments. The proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy.
11. The internal roadway may have a right-of-way of fifty (50) feet and constructed as shown below. These roadways will be privately maintained by the Homeowners Association.



12. Coordination between the developer and Lake County Solid Waste Office, Lake County Public Works Department/Environmental Services Division and other public service providers, will be required to provide access for trash and recycling service pickups, mail, police and fire protection, and other services for the adjacent parcels that are currently accessing through Lost Lake Road or the private drive on the western property boundary.
13. The City of Clermont Fire Marshall shall determine the connection and design of a secondary emergency access point to the subdivision at the time of final engineering.
14. Air conditioner pads, generator pads, and pool equipment may be located in the side yard setback, but shall not be located within any drainage and/or utility easement. If these items are unable to meet this setback, then they will be placed behind the rear building line of the structure outside of the drainage and/or utility easement.
15. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
16. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the R-1 Single Family Medium Density Residential Zoning Designation.
17. The project shall be developed according to R-1 Single Family Medium Density Residential Zoning Designation in the Land Development Code, unless expressly stated above.

SECTION 5: CONFLICT



CITY OF CLERMONT
ORDINANCE NO. 2022-026

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

SECTION 6: SEVERABILITY

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

SECTION 7: ADMINISTRATIVE CORRECTION

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

SECTION 8: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 9: PUBLICATION AND EFFECTIVE DATE

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

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June 2022.

CITY OF CLERMONT

Tim Murry, Mayor

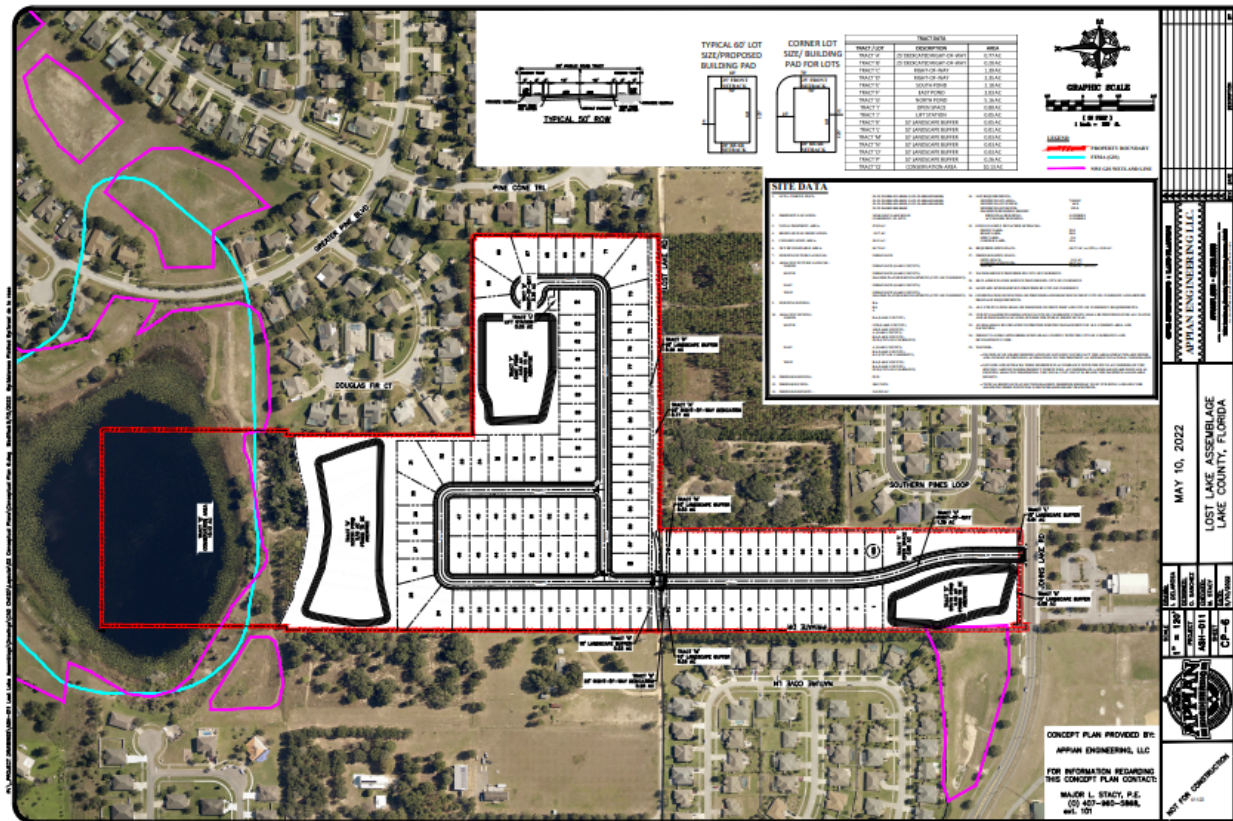
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A: Conceptual Plan



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

ORDINANCE 2022-026

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



LEGAL DESCRIPTION

Legal Description for Alt Key 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268 E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential,
RA-Ranchette, A-Agricultural**

TO: City of Clermont Planned Unit Development

The Planning & Zoning Commission will consider the request on Tuesday, June 7, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, June 28, 2022 at 6:30 PM for the final enactment.

All public meetings will be held at the Clermont City Hall, 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 AM and 5:00 PM.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2022		
Agenda Item Name		
Ordinance 2022-031 <i>Intro</i> Hazardous Materials		
Requested Action		
Recommend Introduction of Ordinance No. 2022-031		
Staff Report		
The Fire Department is recommending approval of the above action. The amended language proposed to Chapter 34, Environment, of the Clermont City Code will provide the City the ability to seek cost recovery for the use of personnel, equipment, supplies, and additional resources required for mitigation in response to hazardous materials incidents from the parties responsible for the incident. Cost recovery will be limited to hazardous materials incidents as defined in Florida Statutes § 166.0446 (2021).		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-031 Hazardous Materials (06.20.2022)	ORD 2022-031 Hazardous Materials (06.20.2022).pdf	
2. Legal Ad	7446074.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-031

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
2 **CLERMONT, FLORIDA, AMENDING CHAPTER 34, “ENVIRONMENT”**
3 **OF THE CLERMONT CITY CODE, BY CREATING NEW ARTICLE VI**
4 **“HAZARDOUS MATERIALS – COST RECOVERY FOR INCIDENTS”**
5 **SECTIONS 34-150 THROUGH 34-154 PROVIDING FOR INTENT AND**
6 **PURPOSE; DEFINITIONS; LIABILITY FOR COSTS; COLLECTION**
7 **AND PAYMENT OF COSTS; METHODS OF ENFORCEMENT;**
8 **CODIFICATION SEVERABILITY, CONFLICT, ADMINISTRATIVE**
9 **CORRECTION, PUBLICATION AND AN EFFECTIVE DATE.**

10 **WHEREAS**, the City of Clermont is granted the authority, under Section 2(b), Article
11 VIII, of the State Constitution, to exercise any power for municipal purposes, except when
12 expressly prohibited by law; and

13 **WHEREAS**, the recovery of taxpayer funds expended in the interest of public health,
14 safety and welfare is a legitimate public purpose; and

15 **WHEREAS**, the City Council finds that it is in the best interests of the City to adopt this
16 ordinance to ensure, whenever possible, the collection of funds related to the expenditure of
17 resources to promote, support and enhance the City’s public safety needs to further the safety,
18 health, comfort, and welfare of all persons of the City; and

19 **WHEREAS**, the City Council of the City of Clermont, hereby finds this Ordinance to be
20 in the best interests of the public health, safety and welfare of the citizens of Clermont.

21 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**
22 **OF CLERMONT, FLORIDA, as follows:**

23 **SECTION 1:**

24 The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent and
25 findings supporting this Ordinance.

26 **SECTION 2:**

27 Chapter 34, “Environment”, Article VI, “Hazardous Materials – Cost Recovery for Incidents” is
28 hereby created to read as follows: (underline words depict added language, strikethrough indicates
29 deleted)

30 **Sec. 34-150. Intent and purpose; jurisdiction.**

31 (a) This Article is intended to provide for recovery of costs incurred in response and
32 recovery efforts related to hazardous material incidents. In addition, it is intended to
33 provide for cost recovery for damages to natural resources and government-owned
34 properties.

CITY OF CLERMONT
ORDINANCE NO. 2022-031

(b) This Article shall apply to emergency and related services provided by the city in incorporated and unincorporated Lake County; provided, however, that if this provision is in conflict with a Lake County or another municipal ordinance, this provision will not be effective in unincorporated Lake County or in the municipality to the extent of such conflict.

Sec. 34-151. Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Costs, as used in connection with an emergency response are those customary and reasonable costs resulting from an emergency and post-emergency response to an incident, and shall also include, but not be limited to:

(a) All costs incurred to facilitate the removal or cessation of a hazardous materials emergency, or for remedial actions;

(b) Costs of any health assessment or health effects study for emergency response personnel carried out as a necessity resulting from a hazardous material incident;

(c) Labor costs, including overtime if required and/or unavoidable;

(d) The cost of operating, leasing, and maintaining of equipment used specifically for and incurred directly as a result of the incident, or the repairing and replacement of equipment where the destruction thereof was caused by the incident and occurred during the response and is not related to the act or omission of a third party or contractor;

(e) The cost of disposable materials used in the response, including, but not limited to, absorbents, foam, dispersants, neutralization agents, overpack drums or containers;

(f) The cost of contract labor, equipment and materials where such are necessitated by a response beyond normal operations of the city and devoted specifically to the incident; and

(g) Legal expenses incurred as a result of response activities and for collection activities as set forth herein.

Environment refers to water, air, and land including but not limited to streets, sidewalks, paved or unpaved property, vehicles and buildings or other structures.

Hazardous material refers generally to any material that, because of its quantity, concentration, physical or chemical characteristics, poses significant present or potential hazard to public health, safety or welfare or to the environment if released into the environment.



CITY OF CLERMONT
ORDINANCE NO. 2022-031

Incident means a release or threat of release of a hazardous substance, hazardous waste, toxic chemical, or toxic substance constituting hazardous material.

Release means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment which results in an "emergency" (including the abandonment or discarding of barrels, containers and other receptacles) of any hazardous materials, but does not include any consumer product in use in accord with label instructions, or those discharges stable in rate and quantity. This term also does not include releases solely within the workplace into those secondary containment or other areas designed to receive spills; permitted releases in accordance with applicable local, State or federal law; and those associated with the label instruction use of a consumer product.

Responsible Party shall mean, jointly and severally,

(a) Any person, persons or entity whose negligent or willful act or omission proximately caused such release;

(b) The person or persons who owned or had custody or control of the hazardous material at the time of such release, without regard to negligence, fault or proximate cause; and/or

(c) The person or persons who owned or had custody or control of, or other legal duty with regard to, the container which held such hazardous material at the time of such release, without regard to negligence, fault or proximate cause.

Sec. 34-152. Liability for costs.

(a) A responsible party shall be liable and obligated for the payment of all costs incurred by the city or its agents for response to and remediation of a hazardous material incident.

(b) The city will seek all available remedies at law, to include the provisions of this Article, against any parties responsible for any hazardous material incident.

Sec. 34-153. Collection and payment of costs.

(a) The City Manager or designee shall serve as the city's agent for collecting invoices and billing the responsible party for costs.

(b) The City Manager or designee shall submit an invoice to the Responsible Party or Parties identifying the specific costs incurred and the amount to be reimbursed to the city. The responsible party or parties shall submit payment in certified or guaranteed funds to the within sixty (60) days of receiving an invoice.

(c) This Article shall not restrict or replace cost recovery from funding sources available under State, federal or county regulations. A responsible party subject to cost recovery hereunder shall have the right to off-set the balance owed against funds actually received by the city from other sources or to a refund if the amount paid by the responsible party(s) is off-set by reimbursement to the City from other sources, such that the City has recovered in excess of its costs as provided for herein.



CITY OF CLERMONT
ORDINANCE NO. 2022-031

Sec. 34-154. Methods of enforcement.

(a) The city may enforce the provisions of this Article by civil action in a court of competent jurisdiction for the collection of any amounts due under this Article plus administrative collection costs and attorney fees, or for any other relief that may be appropriate. A certified copy of a judgment in favor of the city may be recorded in the public records and thereafter shall constitute a lien upon any real or personal property owned by such person; and such lien shall be coequal with the liens of all state, district and municipal taxes, superior in dignity to all other liens, titles and claims until paid or extinguished.

(b) This section shall not prohibit the city from pursuing any other remedy, whether civil or criminal, or from instituting any appropriate action or proceedings, including injunction in a court of competent jurisdiction, nor shall the recovery of extraordinary expenses under this division in any way release the various parties, or limit them, from legal liability incurred as a result of hazardous material cleanup or abatement as defined under any local, state or federal rule or regulation.

Sec. 34-155 – 34-159. Reserved.

SECTION 3: CODIFICATION

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

SECTION 4: SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Council that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 5: CONFLICT

All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.



CITY OF CLERMONT
ORDINANCE NO. 2022-031

139 **SECTION 6: ADMINISTRATIVE CORRECTION**

140 Regardless of whether such inclusion in the Code as described in Section 3 is accomplished,
141 Section 2 of the Ordinance may be re-numbered or re-lettered and the correction of typographical
142 and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or
143 designee, without need of public hearing, by filing a corrected or re-codified copy of same with
144 the City Clerk.

145 **SECTION 7: PUBLICATION & EFFECTIVE DATE**

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

148 First Reading this 28th day of June, 2022.

149 Second Reading this 12th day of July, 2022.



CITY OF CLERMONT
ORDINANCE NO. 2022-031

150 **PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida
151 on this 12th day of July, 2022.

152
153 _____
Tim Murry, Mayor

154 ATTESTED:

155 _____
156 Tracy Ackroyd Howe, MMC
157 City Clerk

158 LEGAL IN FORM AND VALID AS ADOPTED:

159 _____
160 Daniel F. Mantzaris, City Attorney

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:	ORDINANCE NO. 2022-0

Date:	06/21/2022
Order Number:	7446074
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	53.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/28/2022 - 06/28/2022	Bids & Proposals
LEE dailycommercial.com	1	06/28/2022 - 06/28/2022	Bids & Proposals

Total Order Confirmation	\$93.74
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider the enactment of the following proposed ordinance at a public hearing on Tuesday, July 14, 2022 at 6:30 PM for the final reading and ordinance adoption.

ORDINANCE NO. 2022-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, AMENDING CHAPTER 34, "ENVIRONMENT" OF THE CLERMONT CITY CODE, BY CREATING NEW ARTICLE VI "HAZARDOUS MATERIALS – COST RECOVERY FOR INCIDENTS" SECTIONS 34-150 THROUGH 34-154 PROVIDING FOR INTENT AND PURPOSE; DEFINITIONS; LIABILITY FOR COSTS; COLLECTION AND PAYMENT OF COSTS; METHODS OF ENFORCEMENT; CODIFICATION SEVERABILITY, CONFLICT, ADMINISTRATIVE CORRECTION, PUBLICATION AND AN EFFECTIVE DATE.

All public meetings are held in the Clermont City Hall, 1st 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, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 28, 2022
7446074