



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

July 11, 2013

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. The invocation and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski and Colin Sharman

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Assistant to City Manager - Public Services Don Cochran, Assistant to City Manager – Administrative Services Frank Gilbert, Finance Director Laura Zielonka, Fire Chief John Williamson, Police Chief George Brennan, Economic Development Director Tanja Gerhartz, Parks and Recreation Director Jay Conn, Senior Planner Laura Smith, and Senior Planner Stephen Pash

1. **APPROVAL OF MINUTES**

Motion by Commissioner Sharman to approve regular meeting minutes of June 27, 2013 as submitted. Seconded by Commissioner Olszewski and carried unanimously 5-0.

- Mayor Rees moved Regular Business Item 4.D to be addressed at this time.

Recommendation to approve waiving fees and closing Plant Street to accommodate the Spring Fever in the Garden Festival on April 5th and 6th, 2014

Parks and Recreation Director Conn stated that the Bloom ‘N Grow Garden Society is requesting approval to have their event on April 5th and 6th, 2014. They are also requesting a waiver of permit fees and staff fees for this event; they are a 501 3 (c) non-profit organization. Mr. Conn noted that this has been a great signature event for the City of Winter Garden and staff recommends approval.

Motion by Commissioner Makin to approve waiving the event fees and closing Plant Street to accommodate the Spring Fever in the Garden Festival on April 5th and 6th, 2014. Seconded by Commissioner Buchanan and carried unanimously 5-0.

2. **PUBLIC HEARING MATTER**

A. Appeal of Planning and Zoning Board’s denial of a variance request to reduce the 10-foot side yard setback to 6.86 feet and to reduce the minimum 10-foot wide landscaping around the building to no more than 50 percent landscaping around the building at 1089

Walker Street; Applicants George L. and Maria P. Bori (AutoZone parts store CPH Engineers, Inc.) (*Postponed April 11, May 23, June 13, June 27, 2013*).

Senior Planner Pash stated staff is still waiting on a revision for this item; they have not accommodated all of the turning movements for the trucks and are still looking into issues with turning lanes. Mr. Pash stated that staff recommends postponement and re-advertisement once the applicant has submitted the required revisions.

City Attorney Ardaman clarified that as long as the applicant is in agreement with the continuance, there is no requirement for a motion if the item is going to be re-advertised. He suggested that the City Commission take to action and move on to the next item.

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 13-32**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 81 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF EAST FULLERS CROSS ROAD, EAST OF LAKE APOPKA AND WEST OF EAST CROWN POINT ROAD AT 315 EAST FULLERS CROSS ROAD, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE HIGHLAND GROVES PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-32 by title only. Senior Planner Smith stated that this is an application requesting rezoning of approximately 81 acres, located on the north side of East Fullers Cross Road and on the west side of Lake Apopka. The zoning change is from R-1 to Planned Unit Development that will allow for a residential subdivision of up to 186 single family dwelling units. The planned unit development is being requested because the applicant is seeking to reduce the minimum lot width and area below that which is required within the R-1 district. They are also looking to reduce the minimum setbacks below that which is required in the R-1 zoning district. The Planning and Zoning Board have recommended in favor of the proposed rezoning, with the request that the City Commission consider including within the ordinance a prohibition on retail, townhomes, and condominiums. The developer has conceded that they would not develop those uses and have no objections to inclusion of such language in the rezoning ordinance. Staff has reviewed this request for rezoning and found it to be consistent with the goals, objectives and policies of the City's comprehensive plan and code of ordinances. Staff recommends approval with the changes as noted for Ordinance 13-32 with the second reading on July 25, 2013.

It was clarified that this property is actually located on the east side of Lake Apopka, not the west.

City Manager Bollhoefer noted that staff did meet with several neighbors and resolved their issues and that is why there wasn't anyone present.

Mayor Rees opened the public hearing.

David Kassander, 15155 Ovation Drive, Winter Garden, Florida, asked if a traffic study had been done to review the impact of this subdivision on the community. **Mayor Rees** noted that this property was R-1 and with this PUD there is only a difference of three houses, which was one of the City Commission's original concerns. **City Manager Bollhoefer** shared that the City did do a traffic analysis and the one area that needed improvement was the intersection of East Crown Point Road and Fullers Cross. Mr. Bollhoefer noted that part of this deal is that the City is working with the County who will transfer a portion of the road to the City and a traffic light will be installed.

Mayor Rees closed the public hearing.

Motion by Commissioner Makin to approve Ordinance 13-32 to include the Planning and Zoning Board's recommendations (*prohibition on retail, townhomes, and condominiums*), and the second reading and public hearing being scheduled for July 25, 2013. Seconded by Commissioner Buchanan and carried unanimously 5-0.

- B. **Ordinance 13-33**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 32.884 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- C. **Ordinance 13-34**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 32.884 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY CONSERVATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 13-33 and 13-34 by title only. Senior Planner Pash stated that this is a voluntary annexation of approximately 33 acres. The land is under contract with the same developers as the property to the south of the prior PUD agenda item (Ordinance 13-32) and will not be included in that particular PUD. This land is for conservation land use, which is planned to be used for a land bank with the water management district. Staff recommends approval of the annexation and the land use designation.

Commissioner Makin asked if the developers are going to be able to use the property. There was discussion that the developer could put a trail through the property but nothing else.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to approve Ordinances 13-33 and 13-34 with the second reading and public hearing being scheduled for July 25, 2013. Seconded by Commissioner Buchanan and carried unanimously 5-0.

- D. **Ordinance 13-35**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.0 ± ACRES LOCATED AT 1288 NORTH WEST CROWN POINT ROAD, ON THE WEST SIDE OF NORTH WEST CROWN POINT ROAD, NORTH OF MACY DU LANE, SOUTH OF EAST FULLERS CROSS ROAD, AND WEST OF THIRD AVENUE INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- E. **Ordinance 13-36**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 1.0 ± ACRES LOCATED AT 1288 NORTH WEST CROWN POINT ROAD ON THE WEST SIDE OF NORTH WEST CROWN POINT ROAD, NORTH OF MACY DU LANE, SOUTH OF EAST FULLERS CROSS ROAD, AND WEST OF THIRD AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- F. **Ordinance 13-37**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 1.0 ± ACRES LOCATED AT 1288 NORTH WEST CROWN ON THE WEST SIDE OF NORTH WEST CROWN POINT ROAD, NORTH OF MACY DU LANE, SOUTH OF EAST FULLERS CROSS ROAD, AND WEST OF THIRD AVENUE FROM ORANGE COUNTY A-1 CITRUS/AGRICULTURAL DISTRICT TO CITY R-1 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 13-35, 13-36, and 13-37 by title only. Senior Planner Pash stated that this is another voluntary annexation of approximately 1 acre which currently consists of seven single family homes built in 1930 and 1946. The new owner wants to make improvements, keep them as rentals, and connect to the City's sewer and water. Staff recommends approval.

Mayor Rees clarified that in the future, should these homes be removed and they look to rebuild, they will not be able to because they will be zoned R-1. Mr. Pash replied that is correct; the applicant is looking to do some significant improvements to this property to make it look quite a bit nicer.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to approve Ordinances 13-35, 13-36, and 13-37 with the second reading and public hearing being scheduled for July 25, 2013. Seconded by Commissioner Olszewski and carried unanimously 5-0.

- G. **Ordinance 13-38**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.24 ± ACRES LOCATED AT 12552 STONEYBROOK WEST PARKWAY, ON THE SOUTH SIDE OF STONEYBROOK PARKWAY, EAST OF LAKE ROBERTS LANDING DRIVE, AND WEST OF SCARLETT SAGE COURT INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- H. **Ordinance 13-39**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 8.24 ± ACRES LOCATED AT 12552 STONEYBROOK WEST PARKWAY, ON THE SOUTH SIDE OF STONEYBROOK PARKWAY, EAST OF LAKE ROBERTS LANDING DRIVE, AND WEST OF SCARLETT SAGE COURT FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- I. **Ordinance 13-40**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 8.24 ± ACRES LOCATED AT 12552 STONEYBROOK WEST PARKWAY, ON THE SOUTH SIDE OF STONEYBROOK PARKWAY, EAST OF LAKE ROBERTS LANDING DRIVE, AND WEST OF SCARLETT SAGE COURT FROM ORANGE COUNTY A-1 CITRUS/AGRICULTURAL DISTRICT TO CITY R-1 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 13-38, 13-39, and 13-40 by title only. Senior Planner Pash stated that this is another voluntary annexation of approximately 8.24 acres. The applicant is requesting low density residential land use and R-1 zoning district. They want to annex, keep their existing home, and connect to the City sewer and water. Staff recommends approval of Ordinances 13-38, 13-39 and 13-40.

Commissioner Sharman asked about the map showing the property jetting out into the pond. Mr. Pash noted that the majority of the property is in the lake.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Buchanan to approve Ordinances 13-38, 13-39, and 13-40 with the second reading and public hearing being scheduled for July 25, 2013. Seconded by Commissioner Sharman and carried unanimously 5-0.

- J. **Ordinance 13-41:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 78.3 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF WILLIAMS ROAD AND WEST OF AVALON ROAD(CR 545) ON THE NORTH AND SOUTH SIDE OF MARSH ROAD, AT 16303 MARSH ROAD, FROM NO ZONING (NZ) TO URBAN VILLAGE PLANNED UNIT DEVELOPMENT (UVPUD); PROVIDING FOR CERTAIN UVPUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE CROOKED LAKE PRESERVE URBAN VILLAGE PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-41 by title only. Senior Planner Smith stated that this is an application for rezoning approximately 78 acres located on the north and south side of Marsh Road. This project will be located between the Waterside at John's Lake project and the Hickory Hammock project. The urban village zoning is requested because the site is located within the urban village land use category. She noted that the primary access point would be through a round-about located on Marsh Road with cross access points. They will also include a stub out for future access point on the southwest portion of the property. The applicant has agreed to dedicate a pond site within the development located on the south side of Marsh Road, for the city's use as additional storm water capacity. The Planning and Zoning Board have reviewed this application and recommend in favor of the proposed rezoning. Staff has reviewed the request and found it to be consistent with the goals, objectives and policies of the City's comprehensive plan and code of ordinances. Approval is recommended with the second reading and public hearing to be scheduled for July 25, 2013.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Olszewski to approve Ordinance 13-41 with the second reading and public hearing being scheduled for July 25, 2013. Seconded by Commissioner Sharman and carried unanimously 5-0.

- K. **Ordinance 13-44:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.27± ACRES OF LAND LOCATED AT 55 NORTH

DILLARD STREET, FROM R-2 (RESIDENTIAL DISTRICT) TO C-1 (CENTRAL COMMERCIAL DISTRICT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-44 by title only. Senior Planner Smith stated this property is located on the east side of North Dillard Street and the north side of Agnes Street; across from the church. The property is located within the traditional downtown future land use category and was issued a special exception permit in 2006 to operate a clinic providing medical and wellness related services with an upper story apartment. The applicant has not expressed any intention to change the existing use of the property but the request for rezoning is to eliminate the need for the special exception permit and allow for future expansion of the commercial and residential uses on the property. She noted that the recent change allowing upper story residential a permitted use with C-1 will allow this property to continue operating as it has been since 2006. It will also allow expansion of the facility in the future without the need to get a special exception. The Planning and Zoning Board has reviewed this application and recommend in favor of the proposed rezoning. Staff has also reviewed the request and found it to be consistent with the goals, objectives, and policies of the City's comprehensive plan and code of ordinances. Approval is recommended with the second reading and public hearing on July 25, 2013.

Mayor Rees opened the public hearing.

Steve Donegan, stated his business is located at 55 N. Dillard Street, Winter Garden, Florida. Commissioner Makin said he was curious about the plans the applicant had for the property. Mr. Donegan replied that there is nothing currently planned and gave a little history on the property use. He noted that it would be used in the same manner as before; commercial office on the bottom and an apartment on the top.

City Manager Bollhoefer stated that if the owner decides to enlarge, change, or significantly expand the building, the owner would probably have to bring the entire building up to code.

Mayor Rees closed the public hearing.

Motion by Commissioner Makin to approve Ordinance 13-44 with the second reading and public hearing being scheduled for July 25, 2013. Seconded by Commissioner Buchanan and carried unanimously 5-0.

4. REGULAR BUSINESS

A. Recommendation to approve a site plan for 15080 W. Colonial Drive located at Shoppes at Avalon with conditions

Senior Planner Pash stated that this is an application to build an approximately 19,000 square foot commercial building on the southwest corner of West Colonial and Avalon

Road. The Development Review Committee and staff recommend approval of this project.

Motion by Commissioner Olszewski to approve the site plan as submitted for 15080 W. Colonial Drive located at Shoppes at Avalon as submitted. Seconded by Commissioner Makin and carried unanimously 5-0.

B. Recommendation to approve bids and award contract to Ortega Industrial Contractors, Inc. for Crest Avenue wastewater treatment and pumping improvement project not to exceed \$2,261,736.40 which includes a 10 percent contingency

Assistant City Manager for Public Services Cochran stated that bids were received on June 5, 2013 for the Crest Avenue wastewater treatment equalization basin and pumping improvement project. He explained that this pump is used to control the flow through the plant and will help with making this facility more efficient. He noted that this would be located on the north end and would not be visible from the road. He shared that there were four bidders with the lowest bid coming from Ortega Industrial Contractors, Inc. CPH Engineering is the engineer that designed the tank and pumping station. CPH has researched the references of the contractor and has recommend Ortega Industrial Contractors as the lowest responsible and qualified bidder. Ortega Industrial Contractor's bid was \$2,056,124.00 and staff recommends adding a 10 percent contingency which brings the total project amount to \$2,261,736.40.

Motion by Commissioner Buchanan to approve bids and award contract to Ortega Industrial Contractors, Inc. for Crest Avenue wastewater treatment and pumping improvement project not to exceed \$2,261,736.40, which includes a 10 percent contingency. Seconded by Commissioner Sharman and carried unanimously 5-0.

C. Recommendation to approve the West Orange High School Homecoming Parade on October 5, 2013 from 1:00 – 2:00 p.m.

Parks and Recreation Director Conn stated that the applicant has withdrawn this item at this time due to a conflict with the proposed date.

D. Recommendation to approve waiving fees and closing Plant St. to accommodate the Spring Fever in the Garden Festival on April 5 and 6, 2014 *This item was covered earlier in the meeting.*

E. Recommendation to approve setting the proposed millage rate at 4.2500 mills for Fiscal Year 2013/2014

City Manager Bollhoefer stated that he is recommending approving the existing millage rate. He noted that the property taxes went up a little over five percent this year which was projected last year. Staff believes that with this millage rate the City will be able to move forward and keep going in the same direction.

City Commissioner Olszewski asked for clarification that by maintaining the millage rate as it is, no City of Winter Garden resident would experience a tax increase by action of this Commission. Mr. Bollhoefer stated that was correct and explained that any tax increase would be based on the Orange County Property Appraiser having raised the appraised value of the home; the City's rate would stay exactly the same as it is. Mr. Bollhoefer noted that he anticipates that things be better next year with possibly an 8 or 9 percent increase.

Commissioner Sharman asked if the City of Winter Garden's home values are above those of the County average increase. Mr. Bollhoefer replied that Winter Garden did better than some of our neighboring communities and he could get him more information on this.

Motion by Commissioner Buchanan to approve setting the proposed millage rate at 4.2500 mills for fiscal year 2013/2014. Seconded by Commissioner Makin and carried unanimously 5-0.

5. **MATTERS FROM CITIZENS** - There were no items.

6. **MATTERS FROM CITY ATTORNEY** - There were no items.

7. **MATTERS FROM CITY MANAGER**

A. **Orange County ordinance on scrapping metals of stolen property**

City Manager Bollhoefer noted that he would e-mail this ordinance to each City Commissioner. He mentioned that Orange County Commissioner Scott Boyd has sent him additional information that includes the County's legal staff review and this would provide that as well. He anticipates bringing a proposed ordinance back for first reading at the next meeting.

• **9-11 Memorial**

Mr. Bollhoefer shared that the City has received a donation of \$20,000 from a developer and have been working with the VFW and American Legion for donations. Staff would like to use these funds and work with the American Legion and Fire Department to take the triangle property, adjacent to the Fire Administration building on Main Street, and use the funds to build a park. He believes the funding the City has received will be sufficient for this project. Volunteer groups have raised all of the money and would like to put the 9-11 Memorial (*A piece of steel from the original 9-11 site which was previously showcased in Winter Garden City Hall*) on the site. Mr. Bollhoefer displayed the proposed layout for this park and thanked our new planner, Kelly, for the design and noted that it was done in-house.

Commissioner Olszewski thanked the City Manager for the design of the park and thinks it is very exciting to have this in District 3. He thanked Ashton Woods and Dan O'Keefe

for the donation of \$20,000 to fund this memorial to remember the victims and our country right here in Winter Garden.

City Manager Bollhoefer noted that a plaque will be included for Ashton Woods, the developer who made the donation.

Motion by Commissioner Olszewski to approve the plan submitted for the new 9-11 Memorial Park. Seconded by Commissioner Sharman and carried unanimously 5-0.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Sharman thanked Senior Planner Steve Pash for his assistance in taking care of a resident's request.

Commissioner Sharman asked the City Manager that with the looming Detroit failure, how it would affect municipal bonds for the City of Winter Garden and other municipalities. **City Manager Bollhoefer** noted that he does not think that it will affect us because the City has not bonded its loans. For our other projects the City has used bank guaranteed loans and the City has a good credit rating.

Mayor Rees noted that there are several (cities) in California that are close to being bankrupt. Mr. Bollhoefer shared that he thinks there will be more and more of this going on across the country.

Commissioner Olszewski thanked City staff and other local organizations for their efforts in making the 4th of July weekend outstanding.

Commissioner Buchanan stated that he had a good time at the kid's parade.

Commissioner Makin noted that he missed the 4th of July events but thanked staff for their efforts and their everyday maintenance of the City.

Mayor Rees stated that he would echo the comments by the Commissioners and noted our City staff puts in a lot of hours on a lot of holidays. It is very much appreciated by the residents of Winter Garden.

Mayor Rees thanked the Police department for their response today and noted that they made his neighbors happy; they did a great job and are very much appreciated.

The meeting adjourned at 7:15 p.m.

APPROVED:

/S/ _____
Mayor John Rees

ATTEST:

/S/ _____
City Clerk Kathy Golden, CMC