



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, September 1, 2015
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the August 4, 2015 Planning and Zoning meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2015-75
Planned Unit Development (PUD) Zoning

Request for addition of a new zoning
district, Planned Unit Development
(PUD).

Discussion of Non-Agenda Items

ADJOURN

Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Development Services at 352-241-7302.

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 Recording Clerk for the City's records.

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The meeting of the Planning & Zoning Commission was called to order Tuesday August 4, 2015 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Cuqui Whitehead, Tony Hubbard, and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, Terry Dykehouse, City Engineer, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held July 7, 2015 were approved as written.

REPORTS

Chairman Jones stated that he emailed the other Commission members with information about a case law pertaining to disparate impacts. He stated that he has asked City Attorney Mantzaris to review the document.

1. FRDAP RECREATION GRANT PRESENTATION

Development Services Director Barbara Hollerand presented the staff report as follows:

The City proposes to submit two \$50,000 grant applications through the Florida Recreation Development Assistance Program, or FRDAP, for improvements to Palatlahaha Park. The grants are available for land acquisition, construction of new parks and for development within existing parks. No match is required for the grants.

These state grants are competitive and point-based, and not all projects are funded each year. A presentation to and recommendation by the Planning & Zoning Commission will enhance the City's application and increase the likelihood that it will be funded.

Ms. Hollerand stated that there are two grants and City Engineer Terry Dykehouse is available to answer any questions they may have.

Staff recommends approval of the grant application.

Commissioner Martin made a motion to recommend approval of the FRDAP recreation grant; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

Commissioner Solis stated that his concert is August 22, 2015 in Winter Garden at the Garden Theater at 8:00 p.m.

Chairman Jones thanked Commissioner Whitehead for bringing eye glasses. He stated that the Lions Club circulated over 192,000 glasses throughout the world. He stated that it means a lot to people in other parts of the world.

There being no further business, the meeting was adjourned at 6:40 pm.

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Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



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AGENDA ITEM

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Meeting Date		
Tuesday, September 1, 2015		
Agenda Item Name		
Ordinance No. 2015-75 Planned Unit Development (PUD) Zoning		
Requested Action		
Motion to recommend approval of Ordinance No. 2015-75.		
Staff Report		
Staff is initiating this proposed change to add a new zoning district, Planned Unit Development (PUD). Section 122 of the Land Development Code has 14 zoning districts that a property may be assigned for a zoning designation. Historically, a PUD has been approved through a Conditional Use Permit (CUP) with the specific conditions contained in the document, but with an underlying zoning district such as Urban Estate. This has caused some confusion when a PUD is processed and finally recorded after approval. Additionally, processing annexations for properties under the Interlocal Service Boundary Agreement (ISBA) process is also more complex if the existing zoning in Lake County is PUD. The City would typically process the related administrative requests for rezoning and a future land use change at the time of the annexation hearings. However, because the City is the applicant with ISBA annexations, the property owner would not sign the related CUP for a PUD. Because a rezoning to a PUD would be by ordinance, it would be signed by City officials and not the property owner. A majority of other governmental jurisdictions have a PUD zoning district. For the new PUD zoning, the application would still be processed the same way, including the majority of the requirements as outlined in Article IV, Planned Unit Developments, of Section 122. A few changes in this article have been proposed, such as reducing the contiguous area of property from 10 acres down to one acre. This recommendation recognizes that land costs have increased significantly, and there are fewer parcels containing 10 contiguous acres. This reduction also encourages redevelopment and infill on smaller sites with some flexibility. The PUD would still have to be presented to the Planning and Zoning Commission and the City Council for review and approval. Staff recommends approval of Ordinance No. 2015-75 to create a new zoning district, Planned Unit Development (PUD).		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	2015-75 Ordinance.doc	

CITY OF CLERMONT
ORDINANCE No. 2015-75

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, ARTICLE IV PLANNED UNIT DEVELOPMENTS; CHAPTER 122 ZONING, SECTION 122-311 PURPOSE AND INTENT OF ARTICLE; SECTION 122-313 GENERAL REQUIREMENTS; SECTION 122-314 LOCATION; SECTION 122-315 REVIEW CRITERIA; SECTION 122-316 PROCEDURE FOR REVIEW AND APPROVAL; SECTION 122-317 AMENDMENTS TO DEVELOPMENT PLAN; SECTION 122-318 CONFLICTING PROVISIONS; PROVIDING FOR 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 September 1, 2015 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, of the City of Clermont's Code of Ordinances;

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

SECTION 1.

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

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Chapter 122 – ZONING

ARTICLE IV. - PLANNED UNIT DEVELOPMENTS ~~CREATED THROUGH THE~~ PLANNED UNIT DEVELOPMENT ZONING DESIGNATION

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Section 122-311. - Purpose and intent of article.

1. Within zoning districts now existing or which may hereafter be created, it is intended to permit as a conditional use through the planned unit development zoning district, on application and on approval of site, use and building plans, creation of new Planned Unit Developments (PUD) for flexible comprehensive development purposes where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. Suitability of such tracts for the plans and development proposed for the Planned Unit Development shall be determined by the City Council upon reference to the Comprehensive Plan, Future Land Use Map, Future Land Use District designations, applicable development plans which have been adopted, and the existing and prospective character of the surrounding development.
2. The purpose of this Article is to encourage the accomplishment of a more complete living environment through the application of enlightened and imaginative approaches to community planning and shelter design. This alternative should introduce a variety of architectural solutions, provide for the preservation of natural features and scenic areas, reduce land consumption by roads, separate vehicular and pedestrian circulation systems, originate approaches to a meaningful integration of open space networks and recreation areas within the development, establish neighborhood identity and focus, and ideally provide for the compatible coexistence of man with the environment. In view of the substantial public advantages of Planned Unit Developments, it is the intent of this Article to promote and encourage development in this form where appropriate in location and character to the surrounding development.

Section 122-312. Definition.

For the purposes of this Land Development Code, a Planned Unit Development means an area with a specified minimum contiguous acreage, as specified by this Land Development Code, to be planned, developed, operated and maintained as a single entity containing a system of structures and uses planned as an integral unit of development having appurtenant common areas, open spaces, yards, building setbacks, and buffer strips, approved in accordance with the provisions of this Land Development Code.

Section 122-313. General requirements.

The following general requirements and special regulations shall apply to all Planned Unit Developments:

1. Minimum area. No site shall qualify for a planned unit development unless the development consists of a contiguous area of at least ~~ten-one~~ one acres or more.

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2. Unified control.

All land included for purposes of development within a Planned Unit Development shall be owned or under control of the petitioner for such zoning designation, whether that petitioner is an individual, partnership or corporation, or group of individuals, partnerships or corporations. The petitioner shall present firm evidence of the unified control of the entire area within the proposed Planned Unit Development and shall state agreement that, if he proceeds with the proposed development, he shall:

- a. Do so in accord with the officially approved final master land use plan of the development, and such other conditions or modifications as may be attached to the special regulations.
- b. Provide agreements, covenants, contracts, deed restrictions, improvements or sureties acceptable to the City Council for completion of the undertaking in accordance with the formally approved final Master Land Use Plan, as well as for the continuing operation and maintenance of such areas, functions, facilities and improvements as are not to be provided, operated and maintained at general public expense.
- c. Bind all development successors in title to any commitments made under Subsections (2) a and b of this Section.

3. Development approval.

Formal approval of all Planned Unit Developments shall be granted according to comprehensive and detailed plans satisfactory to the City Council. Such approval shall be contingent upon specific evaluation of project concept, uses, density or intensity, location, and recreation and open space areas. Items required for such analysis and approval may include but are not limited to:

- a. Plans detailing streets, utilities, lot or building sites, setbacks, impervious surface ratio, landscaping and the like for the overall project; and site plans, floor plans and elevations for all buildings as intended to be located, constructed or used, as related to each other, and detailed for other uses and improvements on the land as related to the buildings and structures.
- b. A program for provision, operation and maintenance of such areas, improvements, facilities and services as will be for common use by some or all of the occupants of the Planned Unit Development, but will not be provided, operated or maintained at general public expense.

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- c. Pertinent research studies, analysis or calculations that satisfactorily identify infrastructure impacts and indicate means for concurrency with warranted improvements.

Section 122-314. Location.

1. A Planned Unit Development may be established in existing zoning districts, or over a combined area of several zoning districts, or in such districts as may be determined by the City Council pursuant to a Planned Unit Development application, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as a Planned Unit Development, according to the requirements and procedures set forth in this Article. In considering a Planned Unit Development, among the criteria to be used shall be the location and nature of the Planned Unit Development with respect to intended functions and the pattern of development existing or proposed in the general plan or other officially adopted plans, and to public and private facilities and services existing or clearly to be available by the time development reaches the stage where they will be required.
2. The location of the Planned Unit Development shall be designated on the Zoning Map by the designation "PUD" ~~followed by the proper designation of the existing zoning district or districts with the specific Resolution Ordinance No. called out.~~

Section 122-315. Review criteria.

In reaching recommendations and decisions on the granting of approval for a Planned Unit Development, the following standards shall be used:

1. Location.
 - a. Relation to major transportation facilities.

The criteria to be considered for location of a Planned Unit Development are its location with respect to local streets, collector streets, minor arterials or major arterials, and other transportation facilities, including frontage or reverse frontage roads, or the creation thereof, so as to provide direct access to such areas, thereby minimizing the creation or generation of traffic along local and collector streets in residential neighborhoods or other areas outside the Planned Unit Development.

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b. Relation to public utilities, facilities and services.

The criteria to be considered are the location of the Planned Unit Development in relation to sanitary sewers, potable water lines, stormwater and surface drainage water systems, and other utilities, systems and installations, or such information as will allow the determination as to whether the extension or enlargement of such systems in manner, form, character, location, degree, scale or timing may result in higher net public cost or earlier incursion of public cost than would development in forms generally permitted under existing zoning for the area. Such Planned Unit Development districts shall be so located with respect to necessary public facilities as to have access to such facilities in the same degree as would development permitted under existing zoning, and shall be so located, designed and scaled that access for public services is equivalent to, and the net costs for such services is not greater than, access and net costs for public services for development as permitted under existing zoning. A further criterion is the applicant's agreement to:

1. Provide adequate and appropriate facilities, utilities or services approved by the City Council to meet the needs arising out of the Planned Unit Development, and ensure their satisfactory continuing operation permanently or until appropriate public utilities, facilities or services are available and used; or
2. Make provisions acceptable to the City Council if required for offsetting any added net cost or early commitment of public funds made necessary by such development. Expenses involved in making such determinations as may be required in establishing this information shall be paid by the applicant. Final determination of these matters shall be made by the City Council.

c. Physical character of site and relation to surrounding property.

1. The site shall be suitable for development in the manner as approved under the Florida Building Code, and the applicable state, county and city laws.
2. The natural topography, soils, natural vegetation and surface water should be preserved and utilized through the careful location and design of circulation ways, buildings and structures, parking areas, recreation areas, open space and drainage facilities.
3. Buildings and recreation areas should be situated to take full advantage of natural air flow, sun angle and scenic vistas.

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2. Uses, density, open space, living area per family and other regulations.

Within a Planned Unit Development, any principal and accessory use, density, intensity, setbacks, impervious surface ratio, open space, living area per family and other regulation may be permitted which is already permitted in the existing zoning districts or Planned Unit Development districts as may be determined by the City Council pursuant to a Planned Unit Development application, in which such Planned Unit Development is located. The arrangement and location of the permitted principal and accessory uses may not be subject to the existing zoning regulations, but shall be subject to the approval of the City Council. Deviations from the permitted principal and accessory uses, density, intensity, setbacks, impervious surface ratio, open space, living area per family, and other regulations may be granted upon approval of the Planned Unit Development ~~conditional use permit~~ application by the City Council. Criteria to be considered by the City Council for approval of deviations as described in this Subsection may include but are not limited to:

- a. Private renewal and redevelopment that creates a better urban environment through the assembly of land;
- b. Providing of public useable open space through the provision of plazas, parks and walkways;
- c. Clearance of obsolete, blighted or undesirable buildings and uses;
- d. Dedication of waterfront protection and enhancement of views for the public, especially lakefront and riverfront areas;
- e. Preservation of historical structures and areas;
- f. Provision of parks or other landscaping which will enhance the environment; and
- g. Other public benefits.

Section 122-316. Procedure for review and approval.

1. Pre-application procedure (~~recommended~~ required).
- a. Before any preliminary work is prepared, the developer should become familiar with the regulations and requirements for a Planned Unit Development in order to avoid ponderous expenditures of time, effort and money, only to find that unnecessary costly changes are required by the City Council to make the plans conform to existing requirements.

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- b. The pre-application conference is designed to afford the developer an opportunity to avail himself of the advice and assistance of the appropriate city officials regarding the proposed project before formal application. No statement or representation made prior to the official review shall be binding on the Planning and Zoning Commission or the City Council.
- c. The developer should prepare or have prepared a conceptual sketch plan showing the boundaries of the property to be developed, and physical information should also be readily available. The sketch plan need not be at any particular scale or drawn on any special material or meet any other specifications. However, the drawing should reasonably represent the property and reasonably indicate the intended use of the property.

2. Application for ~~conditional-use permit~~ Planned Unit Development.

An applicant applying for a ~~conditional-use permit~~ Planned Unit Development shall submit an application for a Planned Unit Development in accordance with the provisions of Chapter 86, Article III, Division 3. The application shall be filed in the office of the ~~director of Planning~~ Manager on or before the date established for such submission as adopted by resolution of the City Council. The application shall be accompanied by the following documents and information:

a. Evidence of unified control.

The applicant shall submit the evidence of unified control of the proposed Planned Unit Development to effectuate the proposed plan, including a statement of all the ownership in the tract of land and the proposed development.

b. Survey.

The applicant shall submit a survey of the tract to be developed showing existing features of the property, including but not limited to streets, alleys, easements, utility lines, existing land use, general topography and physical features.

c. Site development plans.

The applicant shall submit site development plans containing:

- 1. The title of the project and names of the professional project planner and the developer.
- 2. Scale, date and north arrow.

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3. Location and arrangement of all existing and proposed structures and buildings.
 4. Proposed traffic circulation pattern within the development.
 5. Areas to be developed for parking.
 6. The points of ingress and egress.
 7. The relationship of abutting land uses and zoning districts.
 8. Proposed phases, lots and blocks, if any.
 9. Locations of different uses proposed by dwelling types, recreational facilities, open space, commercial or industrial uses, other permitted uses and off-street parking.
 10. A statement of anticipated residential density or other commercial or industrial intensity of uses, including, when applicable, the proposed total gross floor area and the percentages of the development to be occupied by structures or buildings including square footage and floor area ratio.
 11. ~~County pollution control board~~, St. Johns River Water Management District or other jurisdictional agency approval as to drainage, if applicable.
 12. Preliminary drawings of existing and proposed structures and landscaping.
- d. Development schedule.

When a Planned Unit Development is to be constructed in stages, a schedule of development shall be submitted with anticipated time frames. ~~No such stage shall have residential density that exceeds the proposed density of the entire PUD. When a PUD provides for common open space at any stage of development, it shall, at a minimum, bear the same relationship as the total open space to be provided in the entire development.~~

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- e. Traffic survey and economic feasibility study.

When it is deemed necessary:

1. The Planning and Zoning Commission or the City Council may require a traffic survey setting out and analyzing the effect that the Planned Unit Development will have on the traffic system adjacent to and in the vicinity of the proposed Planned Unit Development.
2. The City Council may require an economic feasibility study.

- f. Provisions for maintenance of open space and recreational facilities.

When a Planned Unit Development includes common open space or recreational facilities, a statement describing the provisions for the care and maintenance of such open space or recreational facilities must be made. Satisfactory provisions shall be made to ensure that nonpublic areas and facilities for the common use of occupants of the Planned Unit Development, but not in individual ownership of such occupants, shall be maintained in satisfactory manner without expense to the taxpayers of the City. This may be provided by the incorporation of an automatic membership home association for the purpose of continuously holding title to such nonpublic areas and facilities, and levying assessments against each individual owner; whether his property is improved or not, for the purpose of paying the taxes and maintaining such nonpublic areas and facilities, which may include but shall not be limited to recreational areas, off-street parking areas, walkways, lighting and common landscaped areas. Such assessments shall be a lien superior to all others, including but not limited to mortgage liens, save and except tax liens. Other methods may be acceptable, if the method positively provides for the proper and continuous payment of taxes and maintenance without expense to the taxpayers of the City. The instrument incorporating such provisions shall be approved by the City Attorney as to form and legal sufficiency before submission to the City Council and shall be, upon approval of the ~~conditional use permit for a~~ Planned Unit Development by the City Council, recorded in the public records of the county.

- g. Restrictive covenants.

Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Unit Development shall be submitted.

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3. Action on preliminary development plan.

After receiving the application, the administrative official, the City Manager or his designated representative, shall review the development plan. During the review, the administrative official may request the applicant to confer on the Planned Unit Development concerning any suggested changes in the original proposal and additional information necessary to make essential findings. In the course of the conferences, any agreements or disagreements between the administrative official and the applicant shall be recorded in writing and shall become part of the record.

4. Platting requirements.

If it is determined by the City Council that the lands encompassed by the Planned Unit Development must be platted or re-platted, this must be done in accordance with the procedures and regulations set forth by the Codes and Ordinances of the City.

5. Recommendation by administrative official.

The administrative official shall either recommend approval of the application as submitted, approval with modifications, or disapproval of the proposal, and shall set forth the reasons for the recommendation.

6. Hearing and recommendation by Planning and Zoning Commission. The Planning and Zoning Commission shall, within 30 days after receiving the administrative official's report, hold a public hearing on the application. Such public hearing shall consider all aspects of the administrative official's findings, and of the proposed Planned Unit Development. Within 30 days after the last public hearing on such plan, the Planning and Zoning Commission shall prepare and transmit to the City Council specific findings of fact, together with its recommendations. The Planning and Zoning Commission may recommend approval of the Planned Unit Development as proposed, approval conditional on stated modifications, or disapproval.

7. Action by City Council.

a. Granting or denial.

The City Council shall, within 30 days after receiving the Planning and Zoning Commission's report, hold a public hearing on the application. Such public hearing shall consider all aspects of the Planning and Zoning Commission's findings, and of the proposed Planned Unit Development. The City Council shall either grant the application, with or without modifications, or deny such application. If the ~~conditional-use permit~~ Planned Unit Development is granted, the area of land involved shall be designated as a ~~conditional-use~~ Planned Unit Development by resolution ordinance, and such ~~resolution ordinance~~ shall include any condition or restriction that may be imposed by the City Council.

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b. Performance bond.

A performance bond may be required by the City Council to ensure that necessary improvements are completed according to approved development permits and development orders, to ensure that no ecological damage is done to surrounding properties or waters, and to ensure the restoration of the subject land to a state that would permit no ecological damage if the project should fail or be abandoned or work stopped for any reason for a period of more than six months, and the bond shall be utilized by the city council in the restoration, as nearly as possible, of the land to a state equivalent to the natural ecological conditions prevailing at the time of the issuance of the ~~conditional-use permit~~ Planned Unit Development. The bond shall terminate at a time after phase or stage completion or final completion as determined by the City Council. The bond may be a surety bond, a cash bond, or an unencumbered certificate of deposit, bank savings account or government security assigned to the City for the purpose of these requirements.

8. Effect of approval.

The Master Land Use Plan as approved, together with the conditions and restrictions imposed, shall constitute the ~~conditional-use permit and~~ Planned Unit Development zoning on the land, and no development permit or development order shall be issued except in conformity with all provisions of the grant of ~~conditional-use~~ Planned Unit Development. The terms of the grant of ~~conditional-use~~ the Planned Unit Development shall be binding on the applicant and any successors in interest during any time period specified as a safeguard in the granting of the ~~conditional-use~~ Planned Unit Development.

9. Expiration of approval.

If development actions required by the ~~grant of conditional-use~~ granting of the Planned Unit Development are not taken within any time limits set in the ~~grant of conditional-use~~ Planned Unit Development, the Planning and Zoning Commission shall review the circumstances and recommend to the City Council that:

- a. Revised time limits be set, and the recommendation shall include proposals for appropriate action in respect to any legal instruments involved in the case; or
- b. The ~~grant of conditional-use~~ Planned Unit Development be canceled.

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10. Development permits.

Development (building) permits shall be obtained for each and every structure erected, and construction and operation of the proposed use shall comply at all times with the regulations of the City and other governmental agencies. Prior to the issuance of any development permits, complete building plans shall be submitted to the City for approval. The plans shall be in substantial conformity with plans approved by the Planning and Zoning Commission and City Council. Separate facilities deemed possible sources of pollutants shall have received approval from appropriate federal, state, county and city departments or agencies prior to construction.

Section 122-317. Amendments to development plan.

Changes in plans approved as part of the ~~grant of conditional use~~ Planned Unit Development under this Article may be permitted upon application by the petitioner or his successors in title or interest, but only upon a finding that any such changes are in accord with all regulations in effect when the change is requested and the general intent and purpose of the Comprehensive Plan in effect at the time of the proposed change. Application for approval of such amendment shall be filed and acted upon in the same manner as prescribed in this Article for original application for approval of Planned Unit Development projects.

Section 122-318. Conflicting provisions.

After public hearings and upon the findings by the Planning and Zoning Commission and the City Council that the grant of a ~~conditional use~~ Planned Unit Development in the particular case serves a greater public purpose as to design of the particular plan and its relationship to the surrounding area, it is intended that, where there are conflicts between the requirements of this Article and other provisions of this Land Development Code, the provisions of this Article shall apply.

Section 122-319. Application fees.

Fees for Planned Unit Development application shall be established by resolution of the City Council and on file in the City Clerk's office.

Section 122-320—122-340. - Reserved.

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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 22nd day of September, 2015.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that 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. 2015-75

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, SECTION 122, ARTICLE III DISTRICTS; ARTICLE IV PLANNED UNIT DEVELOPMENTS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, September 1, 2015 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, September 22, 2015 at 6:30 p.m. for final enactment.

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

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

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

Tracy Ackroyd
City Clerk

Daily Commercial
August 25 and September 8, 2015