



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, June 2, 2020
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES
REPORTS
NEW BUSINESS**

Item 1 - Ordinance No 2020-17 - Tabled to July 7, 2020
Small Scale Comprehensive Plan Amendment

Consider ordinance to change the future land use from Low Density Residential to High Density Residential for property located at the southeast corner of Hartwood Marsh and Hancock Road.

Item 2 - Ordinance No 2020-18 - Tabled to July 7, 2020
Hartwood Marsh ALF PUD Rezoning

Consider ordinance to change the zoning from R-1 Single Family Medium Density Residential to Planned Unit Development (PUD) for property located at the southeast corner of Hartwood Marsh Road and Hancock Road

Item 3 - Ordinance No 2020-24 - Table to July 7, 2020
Govenor's Lake PUD Amendment

Consider ordinance to amend a Planned Unit Development (PUD) for property located at the southeast corner of US Highway 27 and Citrus Tower Blvd.

Item 4 - Resolution No 2020-20R
Lowes Home Improvement

Consider amendment to Conditional Use Permit to allow for a 3,000 square foot building addition for property located at 1501 Sandy Grove Avenue

Item 5 - Ordinance No. 2020-14
Hartle Road Industrial Park PUD

Consider an ordinance for an industrial park/warehouse with outside storage on 36 +/- acres located 3/4 mile south of SR 50 on CR 455/Hartle Road.

Item 6 - Ordinance No. 2020-19
Affordable Housing Density Bonus Criteria Amendment

This is a staff initiated land development code amendment to provide an increase in the supply of workforce housing in new development.

Item 7 - Ordinance No. 2020-20
Accessory Dwelling Unit (ADU)

This is a staff initiated land development code change to allow accessory dwelling units (ADU) within the City.

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Item 8 - Ordinance No. 2020-21

Medium-Density Residential FLU Amendment

This is a staff initiated future land use amendment to allow opportunities to increase residential density in the Medium-Density Future Land Use within a defined area that promotes the walkability of downtown.

Item 9 - Ordinance No. 2020-22

CBD Density Bonus Amendment

This staff proposed amendment will remove two adopted criteria components, fee simple ownership and wood construction, from the code that has created barriers to higher residential density projects.

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.

Pursuant to Executive Order 20□52 of the State of Florida, and the City of Clermont Resolution 202-□14R, a Virtual or Semi□ Virtual meeting of the Clermont City Council, and its boards and committees, may be held and simulcast from Clermont City Hall. The purpose of a virtual or semi□-virtual meeting is to convene in order to ensure the continuity of government, the delivery of essential services, protecting the interests of property owners and preserving the public health, welfare and safety. Meetings shall be hosted from the City Council Chambers at Clermont City Hall 685 W. Montrose Street, Clermont, FL 34711.

Please note that Governor DeSantis' Executive Order 20□69 suspended the requirement of a quorum to be present in person or requires a local government body to meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Meetings that are being broadcast live are viewable at the City's YouTube Channel: <https://www.youtube.com/cityofclermontgovernment>

The public shall have the following communication avenues to address the City Council or the Board as may be permitted by law:

1. The public or applicant may address the council or board in person via a live video conference feed available at 685 W. Montrose Street, Clermont, FL 34711 where City will provide and operate technology to facilitate dialog. The location shall be established according to the Center for Disease Control guidelines and other

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City Hall – 685 W. Montrose Street, Clermont, FL

reasonable precautions shall be implemented, maintained and monitored by the City.

2. The public or applicant may send a comment or statement to be entered at the Council or Board meeting at the appropriate time. The email address shall be: cityclerk@clermontfl.org
3. The public or applicant may mail or deliver to City Hall on or before 2 p.m. EST of the day of the meeting to which the statement applies. The written statement shall be read at the Council or Board meeting at the appropriate time.

These procedures shall remain in place until the State of Florida moves into State Reopening Plan Phase 2 allowing fifty (50) or more people to gather in a single place, and/or the City Manager relaxes the restrictions put in place under the declaration of local emergency and Resolution 2020-14R.

Please visit www.clermontfl.gov for detailed instructions on how to access the virtual stream and provide public comment using any of the previously mentioned options. Meeting agendas are available on the city website and will be posted on the exterior doors of City Hall.

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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 2, 2020	
Agenda Item Name	
Resolution No 2020-20R <i>Lowes Home Improvement</i>	
Requested Action	
Recommend approval of Resolution No 2020-20R	
Staff Report	
The applicant, Lowes Home Improvement Store is requesting an amendment to the Conditional Use Permit (Resolution 1488) to allow for an increase to the building square footage. The property is located at 1501 Sandy Grove Avenue and the zoning is (PUD) Planned Unit Development with C-2 General Commercial permitted uses; the Land Use is also Commercial. The applicant is requesting to amend the Conditional Use Permit to allow for a 3,000 square foot building addition for tool rentals and a 1,000 square foot outside storage area to be located on the west side of existing building.  The City Council approved a Conditional Use Permit (Resolution 1488) on September 26, 2006, to allow for a 172,000 square foot retail store. The applicant is proposing to build a 3,000 square-foot building expansion for tool rentals services, the request would also expand the existing outside storage. area to a maximum 1,000 square foot. All outside storage shall be screened from public view and any streets. The adjacent parcel is vacant and owned by Lowes; providing no adverse impact to adjacent properties. The existing CUP has a maximum allowed of 172,000 square foot building area, and with the proposed building addition, including the outside storage area; the amended maximum allowed building area would be limited to 178,000 square feet. Staff has reviewed the application as submitted and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and provisions specified. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2020-20R.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	CUP RES 2020-20R	CUP RES 2020-20R.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	CLERMONT LOWES - CONCEPT PLAN	CLERMONT LOWES - CONCEPT PLAN.pdf
4.	Landscape Site Concept Plan	Landscape Site Concept Plan.pdf
5.	CUP-Application Clermont	CUP-Application Clermont.pdf
6.	LOWES AMENDMENT CUP-Legal AD	LOWES AMENDMENT CUP-Legal AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2020-20R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 1488) TO ALLOW FOR AN EXPANSION TO THE EXISTING BUILDING IN A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on June 2, 2020, recommended approval of this amendment to the Conditional Use Permit (Resolution No 1488) to allow for an expansion to the existing Lowes Home Improvement Store; at the following location:

LOCATION:

Lowes Home Improvement Store
1501 Sandy Hooks Avenue
(Alternate Key 3836309)

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for an amendment to the Conditional Use Permit (Resolution No 1488) is to allow for an increase to the existing Lowes Home Improvement Store, be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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. 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. The Conceptual Site Plans submitted with the Conditional Use Permit application are not the approved Construction Plans.



CITY OF CLERMONT
RESOLUTION NO. 2020-20R

4. 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.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions have been met.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by Resolution.
7. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
8. 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.
9. This Permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit 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.
10. Outdoor speaker/ public announcement systems shall only be used during the hours of 7:00 A.M. to 7:00 P.M. Should the outdoor system be determined a nuisance to the surrounding area by the City, the City may require it to be eliminated within 60 days of notification.
11. One outdoor mobile Food Vendor cart may be located in front of the Garden Center, and shall adhere to the following conditions:
 - (a) Limited to 100 square feet.
 - (b) Bench seating allowed.
 - (c) No advertising signage.
 - (d) Maximum hours of operation: 11:00 A.M. until 7:00 P.M.
 - (e) Shall not inhibit pedestrian flow and shall not block sidewalk or fire lane.
 - (f) Relocation of any Vendor Cart shall require approval of the City Site Development Review Committee.



CITY OF CLERMONT
RESOLUTION NO. 2020-20R

SECTION 2. Land Use

1. This Conditional Use Permit to amend (Resolution No 1488) to allow for a building addition of 3,000 square foot and for a 1,000 square foot outdoor storage area for tool rentals at the existing site. The existing Conditional Use Permit allows up to 172,000 square foot building area, the addition will provide an increase up to the maximum of 178,000 square feet building area. The 3,000 square foot building addition shall be consistent with the Conceptual Site Plan dated 3/4/2020 (Exhibit A) as prepared by CPH, Inc. The outdoor storage area shall be consistent to the existing outdoor storage and completely screened from public view and any rights-of way.
2. The site shall comply with the C-2 General Commercial Zoning District of the Clermont Land Development Regulations unless otherwise stated in this Resolution. All building shall maintain a 25-foot setback from City and County rights-of-way, and 25-foot setback from adjacent properties.
3. Go Dark Requirements:
 - (a) Any and all future leases by Owner, its assigns or transferees shall provide that in the event any tenant of any of the premises contemplated herein ceases to conduct business for a period of six (6) months the Lease shall be automatically terminated without cause. For purposes of this section, conducting business shall be defined as the Tenants failure to maintain wholesale or retail operation for members of the public and shall not include the following events:
 - (i) the failure of Landlord to commence or complete construction of the premises;
 - (ii) alteration, repair, or restoration of the Premises;
 - (iii) interruption of utilities;
 - (iv) fire or other casualty;
 - (v) default by Landlord;
 - (vi) eminent domain;
 - (vii) force of nature.
 - (b) Owner on its behalf and that of its assigns and transferees expressly agrees that it will enforce the lease provision set forth above as an express condition of this Conditional Use Permit.

SECTION 3. Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to Construction Plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.



CITY OF CLERMONT
RESOLUTION NO. 2020-20R

2. The permittee/developers shall provide ground cover on all out parcel and disturbed areas, where construction is not immediately intended. Ground cover shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
3. All excavated material shall be stored in a location approved by the City Engineer.
4. Ingress and egress to the site for construction shall be determined by the City Engineer.

SECTION 4. Transportation Improvements

1. Sidewalks shall be required along all public street frontages in accordance with City Codes.
2. All transportation improvements identified and required with Resolution No 1488 shall remain enforceable and shall aggregate any amendments of this resolution.

SECTION 5. Utilities and Storm water

1. A St. John's River Water Management District Stormwater Permit shall be required and filed with the City prior to receipt of a building permit or any development activity on the site.

SECTION 6. Landscaping and Miscellaneous Site Improvements

1. Side slopes of the water retention areas shall be sodded and landscaped with trees. Trees shall be provided in the water retention areas that are appropriate for the soils and hydrology of the area.
2. Cardboard recycling dumpsters shall be in dumpster enclosures constructed per Code.
3. All Landscape Buffers and Site Improvements shall conform to the Land Development Regulations and Clermont Codes.

SECTION 7. Signage

1. All signs shall conform to Clermont Land Development Regulation and Building Codes.
- 2.

SECTION 8. Architectural Design Standards

1. Architectural Plans for all buildings must be approved by the Site Review Committee prior to Construction Plan approval.



CITY OF CLERMONT
RESOLUTION NO. 2020-20R

2. All building structures shall be similar in design and color as the primary building façade and constructed in accordance with the design regulations for the Clermont Architectural Design Standards, unless otherwise approved by the City of Clermont Site Review Committee.
3. The loading areas must be completely screened from public view and streets. Screening shall include but not be limited to provision of a minimum 10-foot wide landscape buffer along the rear and sides of the retail stores. All outside storage shall be completely screened from public view any public rights-of-way.

Lighting:

1. Light poles shall not be painted in primary colors. Parking lot lights shall be aimed straight down and be enclosed in a shroud so that light will not project out in an upward or horizontal direction.

Outdoor storage:

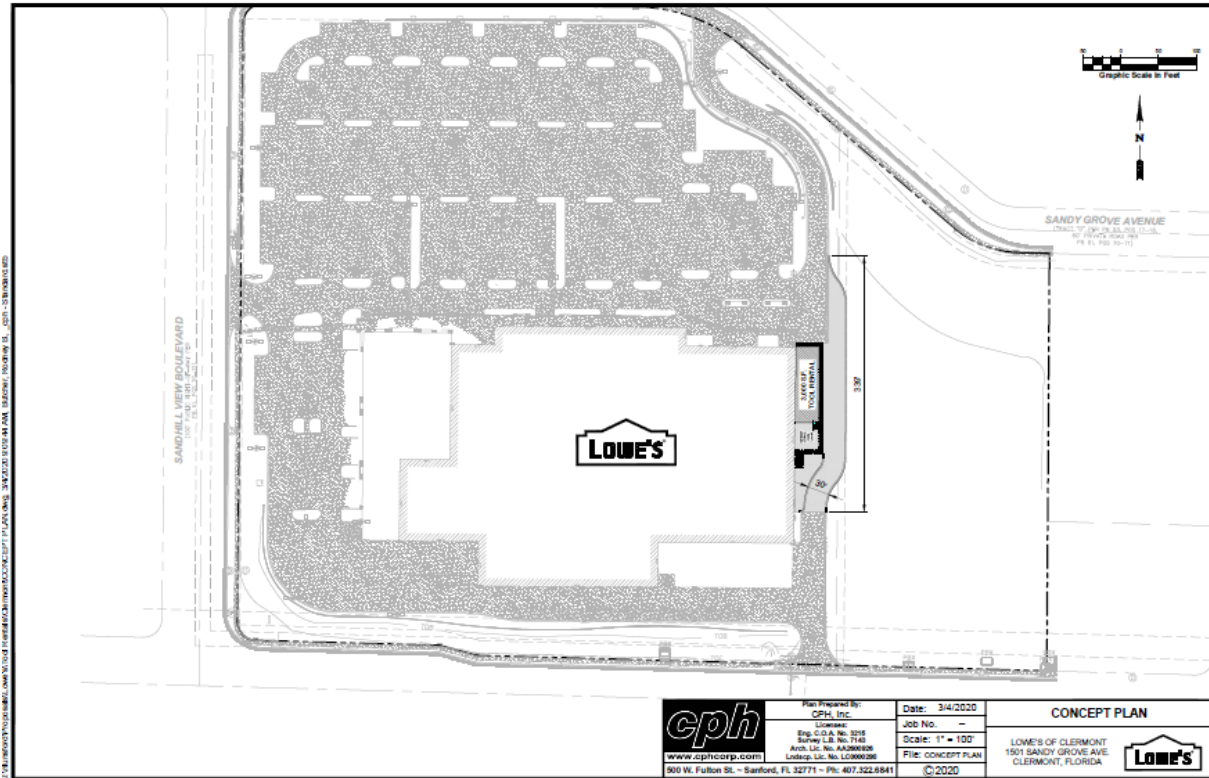
1. All materials stored outside must be within an opaque enclosure.
2. All fencing shall be decorative ornamental metal; chain link fencing is prohibited.

Miscellaneous:

1. Cart corrals or returns shall be provided for in the parking lot. No advertising shall be allowed on the cart corrals.
2. All fencing, including fencing around water retention areas, shall be ornamental metal and decorative; chain link fencing is prohibited.

**CITY OF CLERMONT
RESOLUTION NO. 2020-20R**

Exhibit A - Conceptual Site Plan





CITY OF CLERMONT
RESOLUTION NO. 2020-20R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this _____ day of June 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

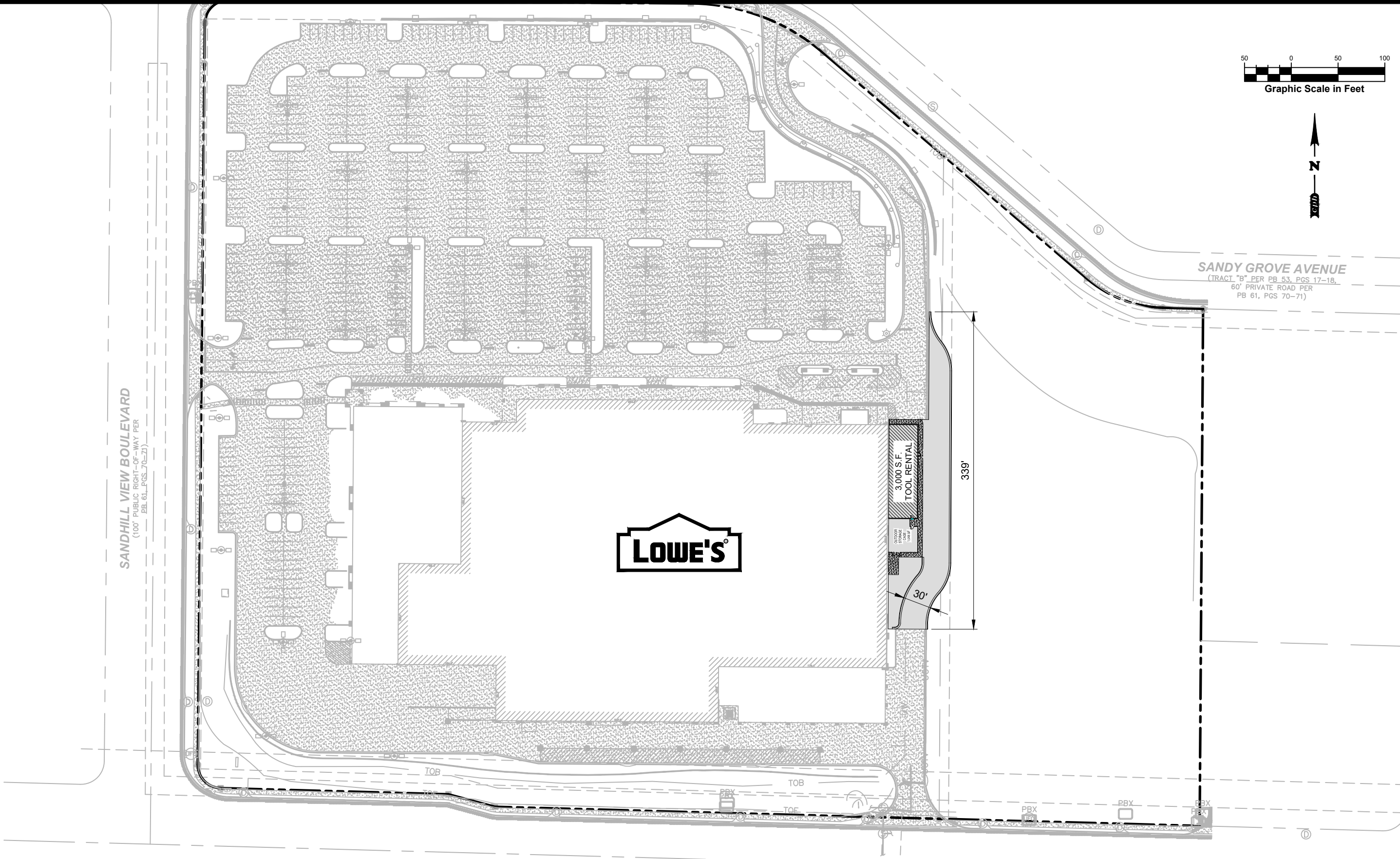
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



U:\Inlunsford\Proposals\Lowe's\Tool Rentals\Clermont\CONCEPT PLAN.dwg, 3/4/2020 9:09:44 AM, Butcher, Rodney B., _cph - Standard.stb



Plan Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

Date: 3/4/2020
Job No. --
Scale: 1" = 100'
File: CONCEPT PLAN

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

©2020

CONCEPT PLAN

LOWE'S OF CLERMONT
1501 SANDY GROVE AVE.
CLERMONT, FLORIDA



J:\L2273\Landscape\DWG\Concept\Plans\L2273 - LSP - CONCEPT.dwg, 3/4/2020 9:09:44 AM, Smith, Rodney, _cph - Standard.stb

SANDHILL VIEW BOULEVARD



50 0 50 100
Graphic Scale in Feet



SANDY GROVE AVENUE

PROPOSED TREES

RELOCATED ROAD

HEDGE TO MATCH EXISTING SPECIES
AND SIZES, PLANTED 30" O.C.

3,000 S.F.
TOOL RENTAL

PROPOSED GROUNDCOVER

HOOKS STREET

PLANT LIST

SYM.	COMMON NAME
------	-------------



QV LIVE OAK

MG SOUTHERN MAGNOLIA

IC DAHOON HOLLY

SHRUBS



LJ SHRUB TO MATCH EXISTING
SPECIES (LIGUSTRUM)

GROUNDCOVER



GC GROUNDCOVER

cph

www.cphcorp.com

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Plan Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

Date: 3/4/2020

Job No. L2273

Scale: 1" = 100'

File: CONCEPT PLAN

©2020

LANDSCAPE CONCEPT PLAN

LOWE'S OF CLERMONT
1501 SANDY GROVE AVE.
CLERMONT, FLORIDA





**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: March 6, 2020

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Lowe's Tool Rental Addition

APPLICANT: CPH Inc for Lowe's Home Centers, LLC

CONTACT PERSON: Jill Minton, P.E.

Address: 500 West Fulton Street

City: Sanford State: FL Zip: 32771

Phone: 407-322-6841 Fax: 407-330-0639

E-Mail: jminton@cphcorp.com

OWNER: Lowe's Home Centers, LLC

Address: 1000 Lowe's Blvd

City: Mooresville State: NC Zip: 28117

Phone: Fax:

Address of Subject Property: 1501 Sandy Grove Avenue Clermont FL 34711

General Location: Northeast corner of Sandhill View & Hooks St

Legal Description (include copy of survey): See attached

HOOKS STREET COMMERCIAL CENTER SUBDIVISION PB 61 PG 70-71 |

LOT 1 |

Land Use (City verification required): Commercial

Zoning (City verification required): C-2, General Commercial

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

Advertising Receipt

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096530
Phone: (352) 241-7331
Date: 05/12/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	05/26/2020	06/02/2020	\$173.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for an amendment to a Conditional Use Permit (Resolution 1488) to allow for an expansion to the existing Lowes retail store.

Ad No: 10096530
May 26, 2020 &
June 02, 2020

LOCATION

Lowes Home Improvement Store
1501 Sandy Grove Avenue
(Alternate Key # 3863789)

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

This request will be considered by the Planning & Zoning Commission on Tuesday, June 2, 2020 at 6:30 p.m.

The Clermont City Council shall consider this request at a public meeting to be held on Tuesday, June 9, 2020 at 6:30 p.m.

All meetings shall be 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, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC

Payment Info	
Ad Price	\$173.52
Tax	\$0.00
Sub Total	\$173.52
Prepaid Amount	\$0.00
Balance Due	\$173.52



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, June 2, 2020

Agenda Item Name

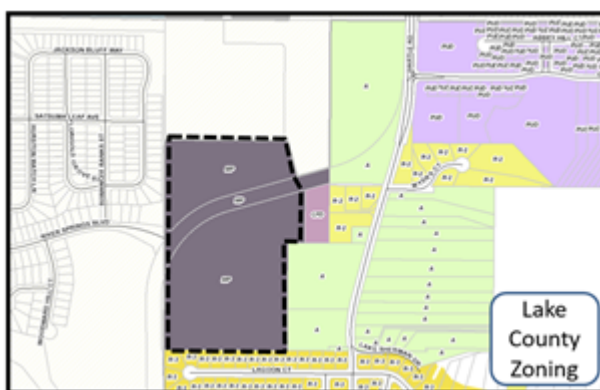
Ordinance No. 2020-14
Hartle Road Industrial Park PUD

Requested Action

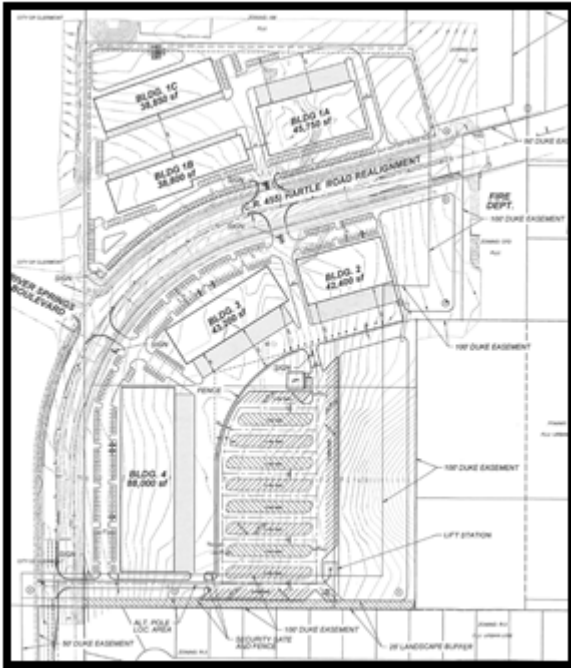
Recommend approval of Ordinance 2020-14.

Staff Report

The applicant is requesting a rezoning on the subject property from Lake County Planned Industrial with Heavy Industrial Uses (Ordinance No. 96-89) to City of Clermont Planned Unit Development (PUD) to allow M-1 Industrial uses. The PUD request provides flexibility in the site design while allowing specific conditions and building size to be addressed in the development of the project. The property, approximately 36 acres, is located $\frac{3}{4}$ mile south on CR 455/Hartle Road Extension from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City's Industrial Future Land Use and the City's M-1 Industrial zoning. This request is being heard concurrently with requests for annexation and a large-scale future land use amendment to Industrial. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses in the production and testing of equipment in the irrigation industry.



The applicant is proposing to develop the property into a light industrial/warehouse park with associated offices and outdoor RV, boat, commercial vehicle and trailer storage, as shown on the PUD concept plan. The conceptual plan indicates a total of approximately 297,000 square feet dedicated to light industrial/warehouse use through a combination of six buildings. The largest building proposed is approximately 88,000 square feet. The remaining buildings are less than 50,000 square feet. In addition, a small office will accompany the RV, boat and commercial vehicle component. The Floor Area Ratio (FAR), based upon the proposal is 0.19, which is less than 1.0 permitted in the City's M-1 Industrial Zoning District, and much less under the current Lake County Future Land Use of Regional Office that allows 3.0.



The site is split by CR 455/Hartle Road with three smaller building located on the north end of the project and the other remaining buildings and outdoor storage on the south end of the project. The site has some physical design limitations, mainly the 100 foot Duke Energy easement that runs along the property line on the eastern and southern portion of the project. This has ensured a building setback of 100 feet in these areas and will be developed with stormwater systems, outdoor storage, access points, landscaping and parking. The surrounding area includes industrial use, residential use, a fire station, and vacant land.

As with a Planned Unit Development, specific conditions to the Land Development Code may be included. Specific conditions include:

1. The total maximum floor area space allowed is 300,000 square feet of Warehouse space. The maximum building size will be 90,000 square feet for the largest building and 50,000 square feet for the smaller buildings. The storage facility will have a smaller building that will be limited to 5,000 square feet or less. The site shall be developed in substantial accordance with the PUD Conceptual Plan prepared by Dave Schmitt Engineering.
2. All permitted uses and business operations shall be conducted inside the buildings. No outdoor work and assembly of products shall be allowed.
3. No automotive, truck, trailer, motorcycle or boat repairs, sales, or leasing shall be conducted on-site.
4. Perimeter landscape buffers shall be planted with 2 canopy trees and one understory trees per 100 lineal feet and must provide a continuous three-foot-high opaque screen of landscape materials at time of plantings. In addition, a twenty-five feet enhanced landscape buffer with 30 percent more landscape material shall be installed along the western and southern property line adjacent to the existing residential community or an opaque six-foot high wall or enhanced fence may be installed in lieu of the additional 30 percent plantings.
5. To allow for four (4) Multi-tenant ground monument signs at the designated access points along CR455/Hartle Road not to exceed 15 feet in height, 10 feet in width and 120 square feet of copy area. No additional ground signs will be permitted, including single tenant.

6. The site shall be developed according to the City of Clermont Land Development Codes, unless a waiver has been granted in the PUD, and all buildings must comply with the City of Clermont Architectural Design Standards.

The waivers identified as part of the PUD conceptual plan include:

1. To allow for an internal lot line without the requirement for landscape buffers or setbacks between the RV and boat storage area and warehouse space, as shown on the conceptual site plan.
2. To allow for an interior ground identification, not to exceed 32 square feet in of copy area, limited to 6 feet in height, 10 feet in width and 32 square feet of copy area for the RV and boat storage.

Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area and is less intensive than what could be developed under the current Heavy Industrial uses in Lake County under Ordinance 96-89. The City is able to serve the project and the requested PUD with M-1 Industrial zoning is consistent with the City's Comprehensive Plan and Land Development Regulations. Therefore; staff recommends approval of Ordinance 2020-14.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | 2020-14 PUD Hartle Road Industrial Park PZ | 2020-14 PUD Hartle Road Industrial Park PZ.docx |
| 2. | Hartle Road Industrial Park Map | Hartle Road Industrial Park Map.pdf |
| 3. | Conceptual in color | Conceptual in color.pdf |
| 4. | PUD Conceptual Plan | PUD Conceptual Plan.pdf |
| 5. | PUD Application | PUD Application.pdf |
| 6. | REZ Ad Page 1 | REZ Ad Page 1.pdf |
| 7. | REZ Ad Page 2 | REZ Ad Page 2.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-14

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

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

PARCEL 1:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property:

From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13" W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said



CITY OF CLERMONT
ORDINANCE NO. 2020-14

proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 26, Township 22 South, Range 26 East for a Point of Reference; thence run North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 988.12 feet to a point lying on the Northerly right-of-way line of Hartle Road, as described in that certain Special Warranty Deed, as recorded in Official Records Book 4621, Page 1850, of the Public Records of Lake County, Florida, and the Point of Beginning; thence continue North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 694.28 feet to the Southwest corner of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 4724, Page 205, of said Public Records; thence departing said West line, run South 89 deg. 33'20" East, along the South line of said Special Warranty Deed and the Easterly extension thereof, a distance of 985.74 feet; thence run South 15 deg. 24'55" East, 297.37 feet to a point on aforesaid Northerly right-of-way line of Hartle Road; thence run along said Northerly right-of-way line, the following four courses: South 74 deg. 35'05" West, 604.35 feet to the point of curvature of a curve concave Southeasterly; thence run Southwesterly along said Northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of South 57 deg. 59'18" West to the point of reverse curvature of a curve, concave Northerly; thence run Westerly along said Northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.

The above described tract of land lies in Lake County, Florida.

Site contains 36.43 +/- acres

LOCATION

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648165 & 1795052

From: Lake County Industrial (City of Clermont Urban Estate)
To: Planned Unit Development (PUD) for an industrial park and outside storage



CITY OF CLERMONT
ORDINANCE NO. 2020-14

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for multi-tenant industrial/warehouse park with associated offices and outdoor RV, boat and trailer storage; 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 Exhibit A – Rezoning Plan prepared by Dave Schmitt Engineering, Inc. dated December 2019. 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 will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City’s Information Technology Director or authorized designee will make this determination.
5. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.
6. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) 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.



CITY OF CLERMONT
ORDINANCE NO. 2020-14

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 300,000 square feet of warehouse space along with other M-1 permitted uses, with the exception of no automotive, truck, trailer, motorcycle or boat repairs, sales, or leasing shall be conducted on-site.
2. In addition to all permitted M-1 uses, outside storage of RV, boats, trailers and commercial vehicles less than 35 feet are permitted in the area designated as storage on the conceptual site plan. Trailer and vehicle storage behind loading docks and fleet vehicle parking shall not be considered outside storage if they have a valid vehicle registration and tag. An office used exclusively for the storage area may consist of up to a 5,000 square foot building.
3. The warehouse project shall allow one building up to 90,000 square feet (building #4) with the other remaining buildings limited up to 50,000 square feet.
4. Building Setbacks

From CR 455	50 feet from the property line
From Property Line	25 feet from the property line
Southern most property line adjoining residential	100 feet from the property line
5. Landscape Buffers

Along CR 455	20 feet buffer
Perimeter buffers not adjacent to residential	10 feet buffer
Along residential properties (south & west)	25 feet enhanced buffer**

**Enhanced buffer shall consist of 30 percent more landscape material adjacent to the existing residential community or an opaque six-foot high wall or enhanced fence may be installed in lieu of the additional 30 percent plantings.
6. With the exception of those uses included within Section 2 above, all permitted uses and business operations shall be conducted inside the warehouse buildings unless adequately screened per the M-1 zoning requirements. Storage of products may be allowed if they are adequately screen, but no outdoor work and assembly of products shall be allowed.
7. The warehouse buildings facing CR 455 shall be designed with rear loading access to minimize public view.
8. All buildings shall be constructed to meet the City of Clermont's Architectural Standards.
9. Four (4) multi-tenant ground signs at the designated access points along CR 455 may be installed. The signs shall be limited to 15 feet in height, 10 feet in width, and up to 120 square feet of copy area. One (1) interior ground identification sign for exclusive use of



CITY OF CLERMONT
ORDINANCE NO. 2020-14

the outdoor storage facility may be installed not to exceed 6 feet in height, 10 feet in width, and 32 square feet of copy area. No other ground signs shall be permitted, including single tenant signs.

10. Access management to the site shall meet all City, County, and State requirements.
11. An internal lot line without the requirement for landscape buffers or setbacks between the RV and boat storage area and warehouse space may be permitted.
12. The project shall be developed according to the M-1 Industrial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5.

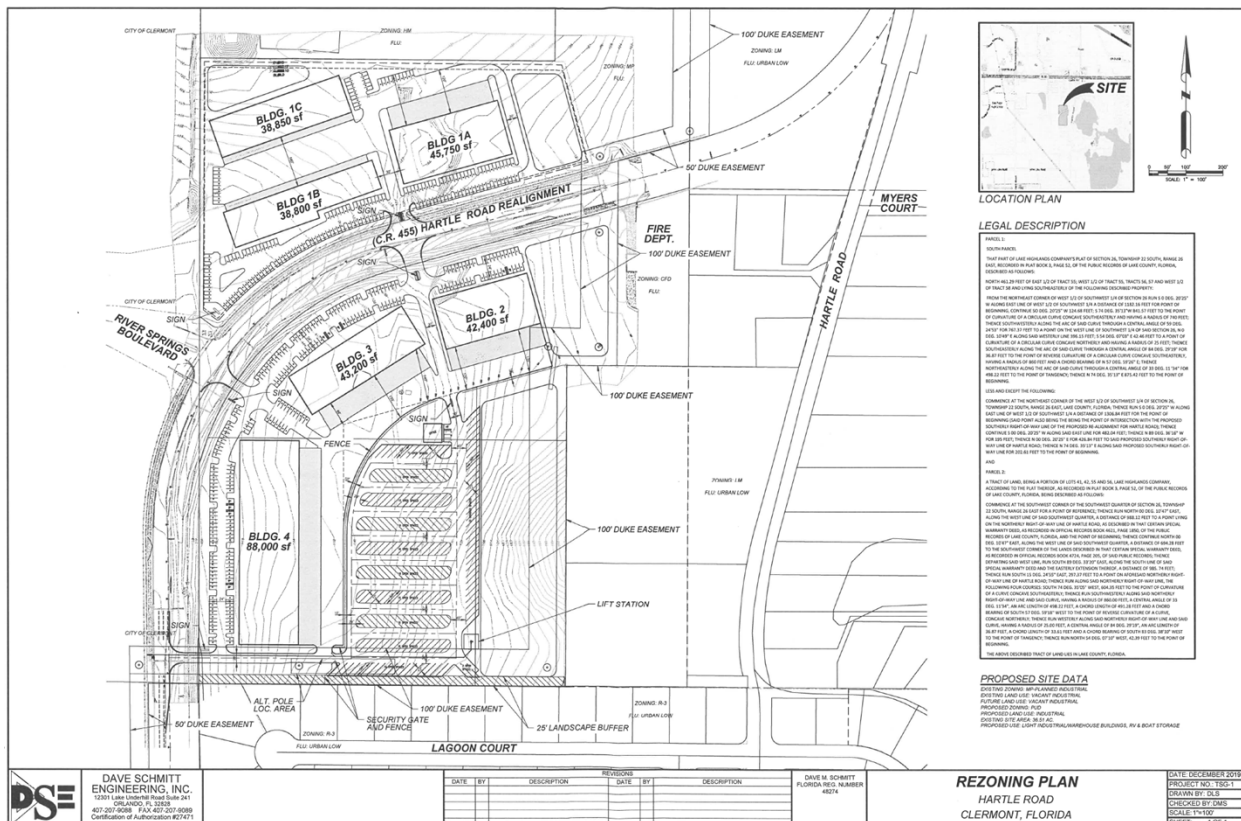
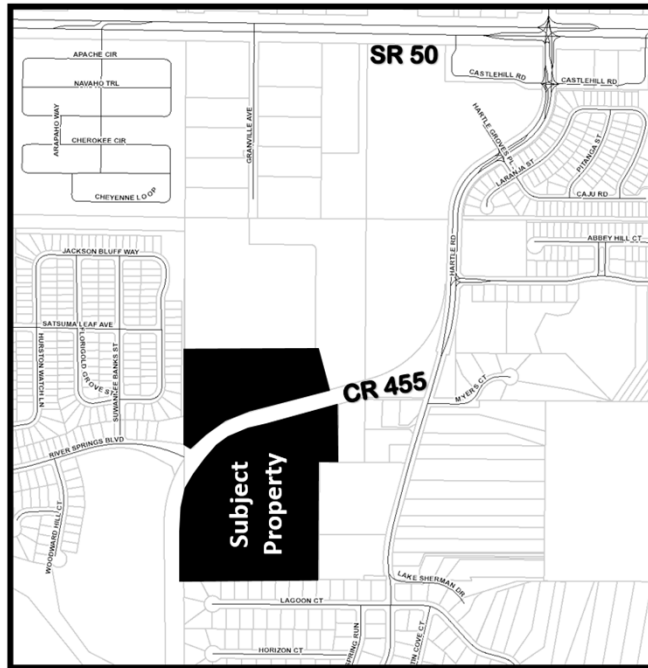
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 6.

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. 2020-14

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-14

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Hartle Road Industrial Park

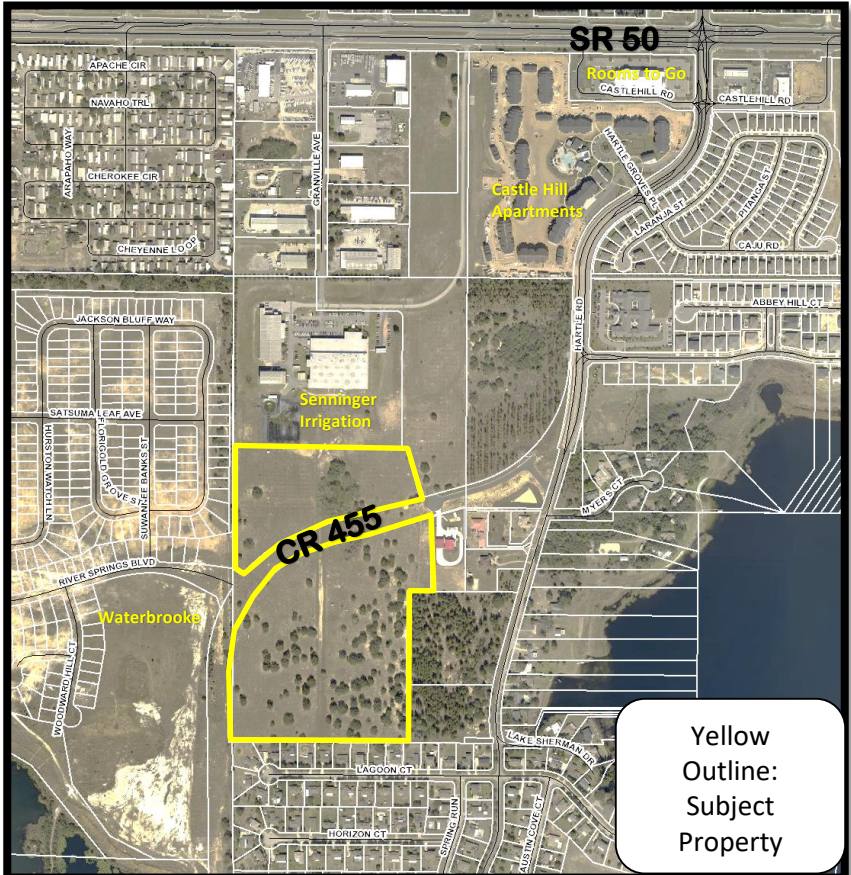
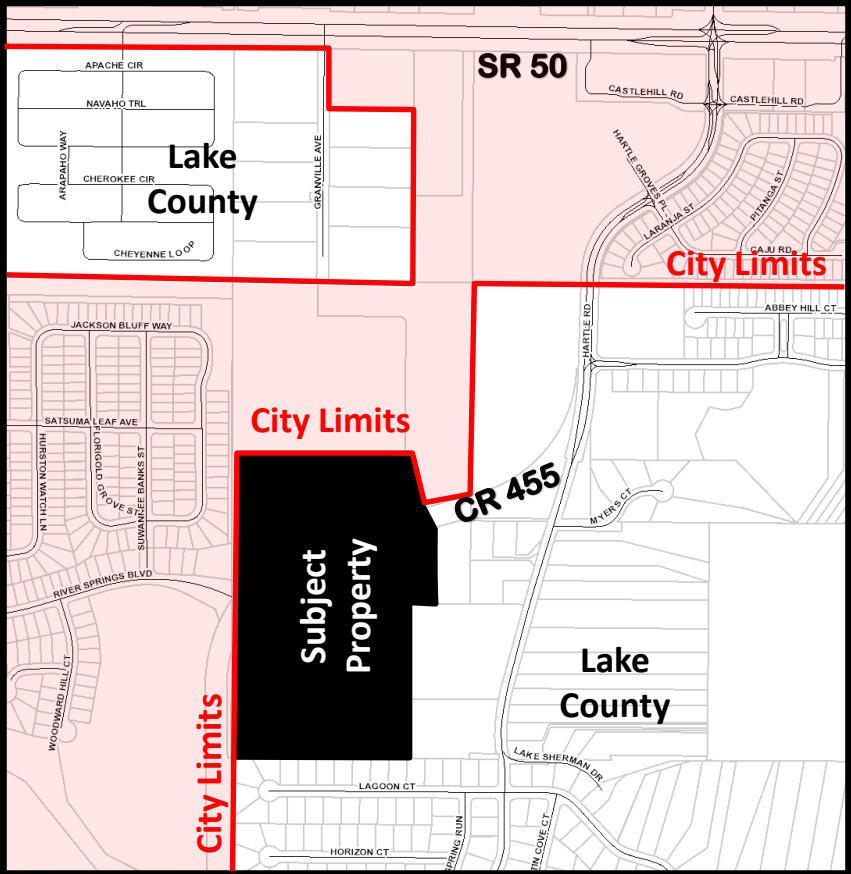


Exhibit – Future Land Use Map – Hartle Road Industrial Park

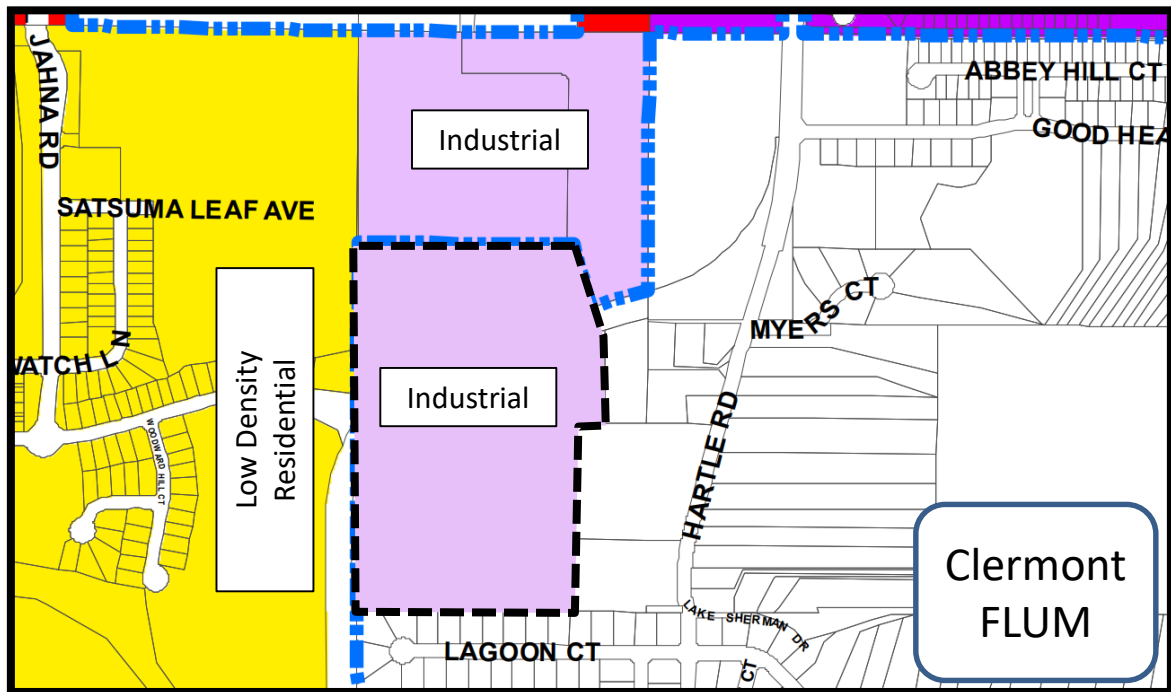
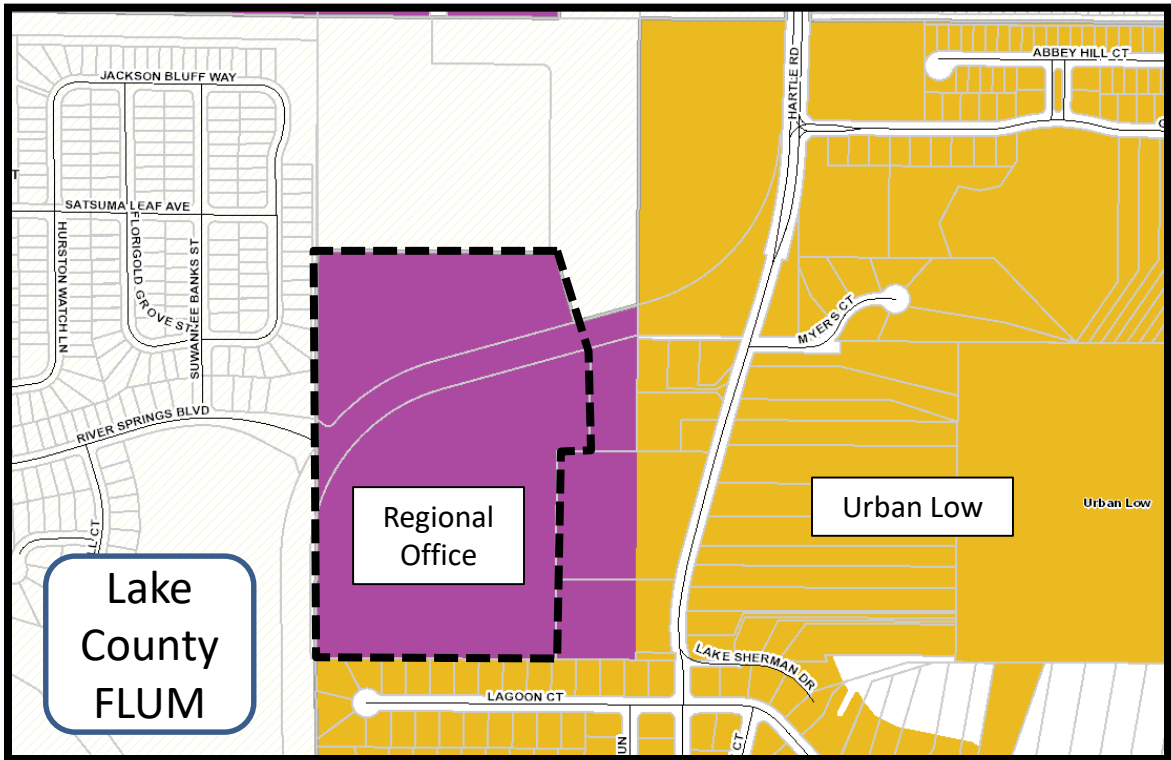
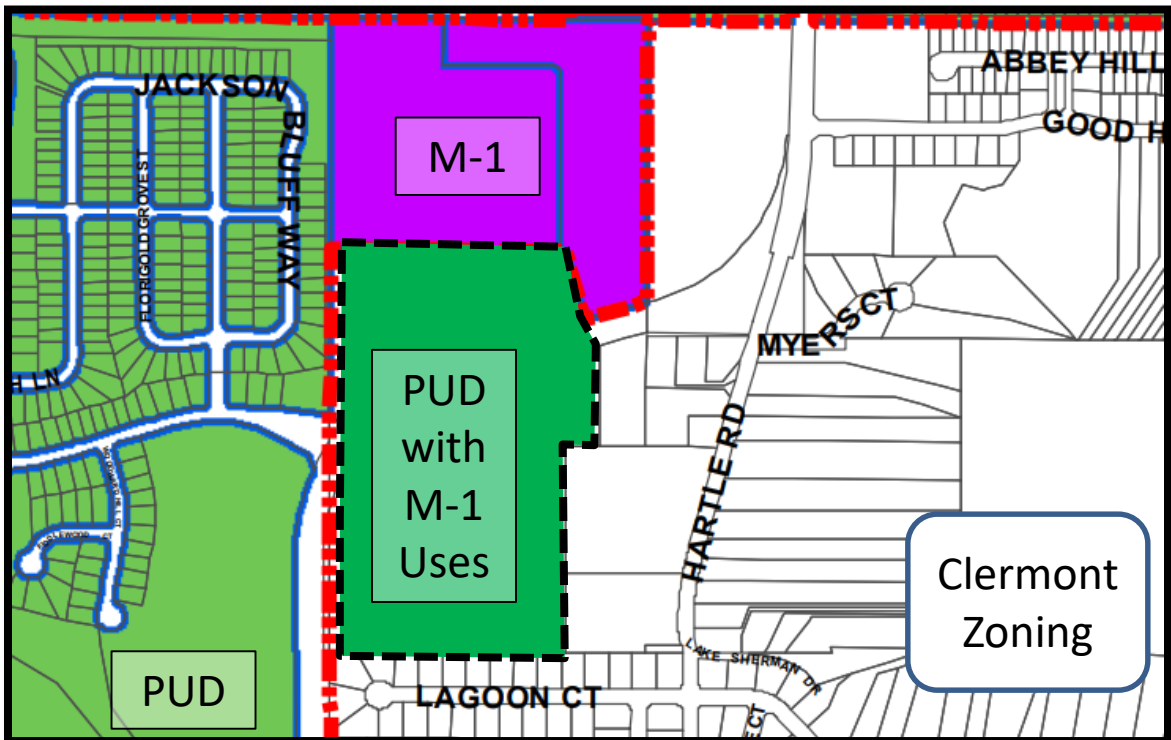
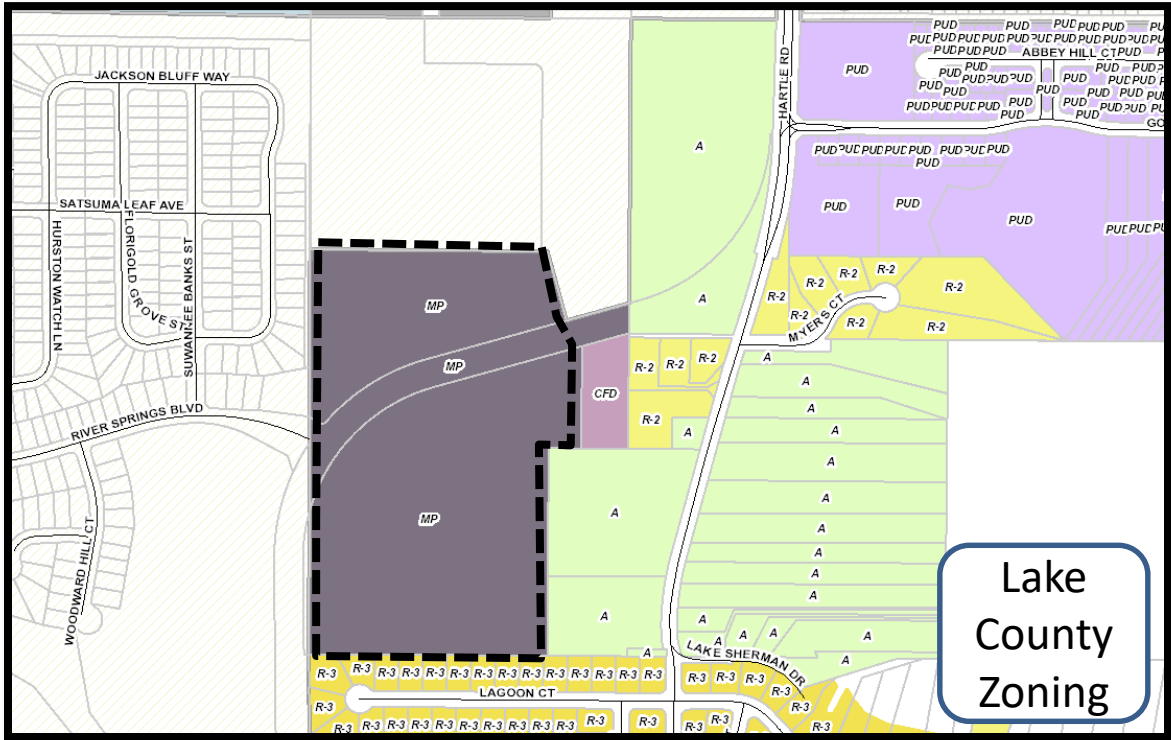
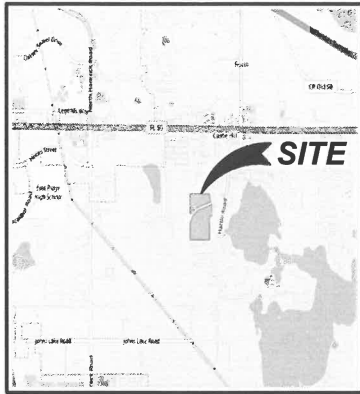
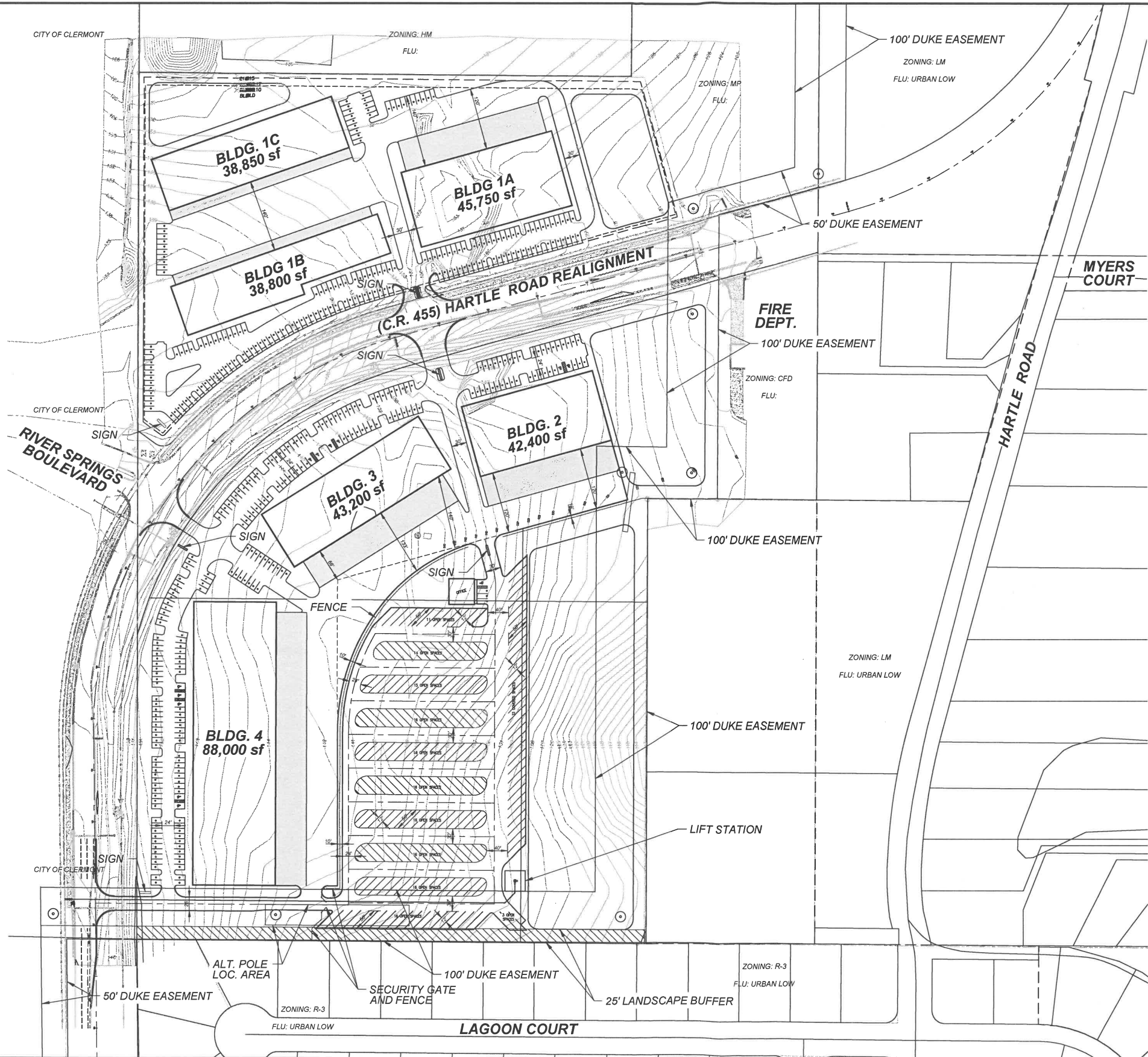


Exhibit – Zoning Map – Hartle Road Industrial Park





F:\TSG-1\CAD\Rezoning Plans\TSG-1_1_REZONE PLAN.dwg,2/27/2020 2:48:12 PM



LOCATION PLAN

LEGAL DESCRIPTION

PARCEL 1:
SOUTH PARCEL
THAT PART OF LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
NORTH 461.29 FEET OF EAST 1/2 OF TRACT 55; WEST 1/2 OF TRACT 55, TRACTS 56, 57 AND WEST 1/2 OF TRACT 58 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED PROPERTY:
FROM THE NORTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26 RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1182.16 FEET FOR POINT OF BEGINNING, CONTINUE SO DEG. 20'25" W 124.68 FEET; S 74 DEG. 35'13" W 841.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 740 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50 DEG. 24'53" FOR 767.37 FEET TO A POINT ON THE WEST LINE OF SOUTHWEST 1/4 OF SAID SECTION 26, N 0 DEG. 10'49" E ALONG SAID WESTERLY LINE 396.15 FEET; S 54 DEG. 07'03" E 42.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84 DEG. 29'19" FOR 36.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860 FEET AND A CHORD BEARING OF N 57 DEG. 59'26" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEG. 11'34" FOR 488.22 FEET TO THE POINT OF TANGENCY; THENCE N 74 DEG. 35'13" E 875.42 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1306.84 FEET FOR THE POINT OF BEGINNING (SAID POINT ALSO BEING THE BEING THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED RE-ALIGNMENT FOR HARTLE ROAD); THENCE CONTINUE S 00 DEG. 20'25" W ALONG SAID EAST LINE FOR 482.04 FEET; THENCE N 89 DEG. 36'15" W FOR 195 FEET; THENCE N 00 DEG. 20'25" E FOR 426.84 FEET TO SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE N 74 DEG. 35'13" E ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR 202.61 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
A TRACT OF LAND, BEING A PORTION OF LOTS 41, 42, 55 AND 56, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 988.12 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 684.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89 DEG. 33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 985.74 FEET; THENCE RUN SOUTH 15 DEG. 24'55" EAST, 297.37 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES: SOUTH 74 DEG. 35'05" WEST, 604.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 33 DEG. 11'34", AN ARC LENGTH OF 498.22 FEET, A CHORD LENGTH OF 491.28 FEET AND A CHORD BEARING OF SOUTH 57 DEG. 59'18" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84 DEG. 29'19", AN ARC LENGTH OF 36.87 FEET, A CHORD LENGTH OF 33.61 FEET AND A CHORD BEARING OF SOUTH 83 DEG. 38'10" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 54 DEG. 07'10" WEST, 42.39 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA.

PROPOSED SITE DATA

EXISTING ZONING: MP-PLANNED INDUSTRIAL
EXISTING LAND USE: VACANT INDUSTRIAL
FUTURE LAND USE: VACANT INDUSTRIAL
PROPOSED ZONING: PUD
PROPOSED LAND USE: INDUSTRIAL
EXISTING SITE AREA: 36.51 AC.
PROPOSED USE: LIGHT INDUSTRIAL/WAREHOUSE BUILDINGS, RV & BOAT STORAGE

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

REZONING PLAN
HARTLE ROAD
CLERMONT, FLORIDA

DATE: DECEMBER 2019
PROJECT NO.: TSG-1
DRAWN BY: DLS
CHECKED BY: DMS
SCALE: 1"=100'
SHEET: 1 OF 1



CITY OF CLERMONT
REZONING
APPLICATION

DATE: February 27, 2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): TSG-1 Hartle Road Site

APPLICANT: TSG Development, Inc.

CONTACT PERSON: Matt Sullivan

Address: 250 S. Orange Ave., Suite 700P

City: Orlando State: FL Zip: 32801

Phone: 407-930-1802 Fax: _____

E-Mail: Matt.Sullivan@jll.com

OWNER: HRP Holdings, Inc.

Address: 16220 State Road 50

City: Clermont State: FL Zip: 34711

Phone: 407-877-5655 Fax: _____

Address of Subject Property: Hartle Road North & South Parcels

Legal Description (include copy of survey): See Attached

Acreage: 36.51 Land Use: Vacant Industrial (4000)
(City verification required)

Present Zoning: MP Proposed Zoning: PUD with M1 use
(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

Light industrial/warehouse buildings, RV & Boat Storage

Matt Sullivan, TSG Development, Inc.

Applicant Name (print)

X 
Applicant Name (*signature*)

James Burke, President - HRP Holdings, Inc.

Owner Name (print)

X

Owner Name (*signature*)

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10095501
Phone: (352) 241-7331
Date: 04/17/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	03/23/2020	04/13/2020	\$637.80

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 NO. 2020-14

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date, recording, and publication.

LOCATION

Vacant parcels north and south of CR 455 extension approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648465 & 1795052

LEGAL DESCRIPTION

PARCEL 1: SOUTH PARCEL

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AND

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The above described tract of land lies in Lake County, Florida.

Site contains 36.43 +/- acres

From: Lake County Industrial (City of Clermont Urban Estate)
To: Planned Unit Development (PUD) for an industrial park

This request will be considered by the Planning & Zoning Commission on Tuesday, April 7, 2020 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, April 28, 2020 for final enactment.

The meetings will be held at 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 A.M. and 5:00 P.M.

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

Payment Info	
Ad Price	\$637.80
Tax	\$0.00
Sub Total	\$637.80
Prepaid Amount	\$0.00
Balance Due	\$637.80

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10095501
Phone: (352) 241-7331
Date: 04/17/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	03/23/2020	04/13/2020	\$637.80

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

Ad No: 10095501
March 23, 2020 &
April 13, 2020

Payment Info	
Ad Price	\$637.80
Tax	\$0.00
Sub Total	\$637.80
Prepaid Amount	\$0.00
Balance Due	\$637.80



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, June 2, 2020

Agenda Item Name

Ordinance No. 2020-19

Affordable Housing Density Bonus Criteria Amendment

Requested Action

Recommend approval of Ordinance 2020-19.

Staff Report

As a result of the multi-family workshop with City Council in January and follow-up presentation on April 7, 2020, City staff has been directed to draft proposed changes to the existing Affordable Housing Density Bonus section of the Land Development Code. The proposed changes are intended to provide an increase in the supply of workforce housing in new development. The proposed changes to the City Code include:

1. Change the nomenclature in the code to "Workforce Housing" from "Affordable Housing;"
2. Incorporating household size into the annual income and rental rate criteria for qualifying as workforce housing;
3. Requiring 30% of the project's total unit count be qualified workforce housing units;

Change from 'Affordable Housing' to 'Workforce Housing'

During the January 21, 2020 City Council workshop, a panel of subject matter experts recommended that the City focus on increasing the supply of housing units for households whose income falls between 80 and 120 percent of the Area Median Income (AMI). This segment of the population is the largest group within the population needing housing assistance. The panel noted that several federal and state programs exist for those households that fall below 80 percent of AMI. Their conclusion was that the City could have the greatest positive impact on the cost of housing by focusing efforts on the largest group in need.

Household Size and Annual Median Income

The current ordinance contains certain generalized density bonus and AMI criteria for the determination of project eligibility. The experience with the current ordinance shows that the resulting inclusion of workforce housing units has fallen well short of meaningful impact to the housing market. The proposed changes are designed to increase the provision of workforce housing units through a larger required minimum number of units (30% overall) and qualification criteria based upon family size, income level, and number of bedrooms. Staff has worked with several stakeholders throughout this process and has incorporated their feedback into the proposed changes.

One of the most significant of the proposed change is the range of income to qualify for workforce housing and the maximum rent. Below is the recommended table of incomes based upon household size. The criteria in this table would be used to determine income eligibility for qualified workforce housing units in a project seeking a density bonus.

Household Size	80% AMI	120%AMI
One –Person	38,850	58,275
Two -Person	44,400	66,600
Three –Person	49,950	74,925

Four –Person	55,500	83,250
Five -Person	59,950	89,925
Six –Person	64,400	96,600
Seven -Person	68,850	103,275
Eight -Person	73,300	109,950

The rental rates would be corresponding to the Area Median Income and family size. Based upon the 2019 Area Median Income for the Clermont area by household size, below are the maximum rents that would be considered for workforce housing. This data would be updated annually based upon updated and published AMI determinations by the U.S. Department of Housing and Urban Development (HUD).

<u>Number of Bedrooms</u>	<u>Workforce Rent at 80% of AMI (Moderate)</u>
1-Bedroom	\$971
2-Bedrooms	\$1249
3-Bedrooms	\$1499
4-Bedrooms	\$1610

Minimum 30% of Total Project Units

All new development that seek additional density through the workforce housing bonus program would be required to set aside 30% of the overall units for workforce housing. Previously, this was a percentage of the bonus units, which ranged from 10% up to 25% of just the bonus units. The proposed change would require 30% of the overall units. This would increase the supply of units dedicated for workforce housing. The units would have to be of same quality and design with the same amenities as all other residents. Below is an example of hypothetical project of 15 acres and the number of workforce housing units that would be produced if this proposed code amendment were adopted:

<u>Acres</u>	15	
<u>Base Density(@12)</u>	180	
<u>Bonus Density 8 units/acre</u>	120	
<u>Total Units</u>	300	
	<u>Workforce</u>	<u>Market rate</u>
	90	210

Some Current Requirements Remain

Any workforce housing proposal would continue to require a conditional use permit or rezoning to a Planned Unit Development to achieve any density bonus. All density bonus proposals would still require City Council approval through a public hearing. The two areas in the City where the density bonus provisions apply have not changed – the Hook Street Corridor and Wellness Way.

The proposed changes to the City Code are designed to encourage an increase in workforce housing supply via density bonuses in certain areas of the City. A process of evaluating different options was undertaken with input from a stakeholder group prior to the staff drafting these recommended changes. Staff has drafted amendments to Section 122-358, Affordable Housing Bonus Density, of the Land Development Code that are attached for consideration. Staff is recommending approval of Ordinance 2020-19 to incorporate these recommended changes.

Additional Analysis

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance No 2020-19 - Workforce Housing FORMATTED	Ordinance No 2020-19 - Workforce Housing FORMATTED.docx
2.	ORDINANCE NO 2020-19 Legal Ad Proof	ORDINANCE NO 2020-19 Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-19

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; AMENDING SECTION 122-358 AFFORDABLE HOUSING DENSITY BONUS; 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 3, 2019 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 add Section 122-358, Workforce Housing Density Bonus, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that the Clermont Code of Ordinances, Chapter 122 Affordable Housing Density Bonus is amended as set forth in the following amendments, as shown in strikethrough and underline format in Section 2.

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:

Section 122-358 ~~Affordable~~ Workforce Housing Density Bonus

(a) It is the intent of the City to provide an opportunity for greater availability of ~~affordable~~ workforce housing inventory through a density bonus and ~~to set-aside of floating units as defined in sub-section (e) below. The purpose is to encourage workforce housing opportunities where they may not otherwise be accessible by the private marketplace.~~

(b) Sites for ~~affordable~~ workforce housing shall be located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes ~~and~~, transit stops and ~~other~~ amenities: Employment centers; Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and ~~Public~~ public parks, recreation areas, and/or open space.



CITY OF CLERMONT
ORDINANCE NO. 2020-19

(c) A density bonus may be granted only when the applicant presents clear and convincing evidence that the proposed design, density, intensity and mix of uses will result in superior development that is compatible with the surrounding neighborhoods and achieves the criteria for approval provided in this section. The maximum allowable density bonus may not be permitted for some projects.

(d) Any density bonus shall require City Council approval.

(e) Criteria for affordable workforce housing density bonus in consideration of projects.

Criteria	City of Clermont
Threshold for project size	A residential project in the Wellness Way Area annexed into the City (excluding properties fronting Hartwood Marsh Road) or Hooks Street Corridor seeking a residential bonus of greater than 12 dwelling units per acre.
Density Bonus <u>Criteria</u>	Current city code <u>The current City Code</u> allows for up to 12 dwelling units per acre the density bonus for <u>affordable workforce</u> housing would be any density greater than 12 dwelling units per acre <u>outside the Central Business District</u>: <u>(1) Hooks Street Corridor:</u> Up to <u>Projects may qualify for a maximum density with bonus units up to 20 dwelling units per acre provided the project meet the criteria for approval. The developer shall must set aside one (1) of the following:</u> 1) Five (5 %) of the bonus units for extremely low income households. 2) 10 (10 thirty percent (30%) of the bonus units for low income. 3) 15 (15%) of the bonus overall units for moderate income households workforce housing. The units must include a mixture of different unit sizes and types. 4) Another set-aside mixed deemed acceptable by the City Council <u>(2) Wellness Way Area:</u> <u>(excluding properties on Hartwood Marsh Road)</u> Up to <u>Projects may qualify for a maximum with bonus of 25 dwelling units per acre provided the developers shall set aside one (1) of the following:</u> 1) Option to set aside, Five (5 %) of the



CITY OF CLERMONT
ORDINANCE NO. 2020-19

	bonus units for extremely low income households. 2) Option to set aside, 10 (10%) of the bonus units—project meet the criteria for low income. 3) Option to approval. The developer must set aside, 15 (15thirty percent (30%) of the bonus overall units for moderate income households workforce housing. The units must include a mixture of different unit sizes and types. 4) Option to set aside, another set-aside mixed deemed acceptable by the City Council
<u>Definition Definitions of Affordable Workforce Units and Floating Units:</u>	Affordable is <u>“Workforce Housing”</u> as defined that by the City of Clermont, is monthly housing costs must that shall not exceed 30% of the <u>total</u> household income. Unit affordability must be certified by the Economic Development, as defined by HUD. <u>“Floating Units”</u> are defined as those units that are rented to tenants that meet the AMI requirements and Development Services Department can be located anywhere within the project. Qualifying units may not be permanently designated for AMI qualifying tenants.
<u>**Target Household Income Levels:</u>	Moderate income (up to 100% one-hundred and twenty (120) percent of area median income—the Area Median Income)– (AMI), based upon household size. Low income up to 80% Area Median Income Extremely Low income up to 50% Area Median Income Area Median Income: \$56,037 source 2016 U.S. Census Data <u>**To be determined on a yearly basis by the Area Median Income (AMI) for the City of Clermont as defined each year by the U.S. Department of Housing and Urban Development (HUD). Household income limits are calculated in relation to the Area Median Income (AMI) with adjustments for family size and housing cost-to-income relationship as shown in sub-section (f) below for the Orlando-Kissimmee-Sanford,</u>



CITY OF CLERMONT
ORDINANCE NO. 2020-19

	FL MSA.
Length of Affordability:	<u>Perpetuity</u> <u>Perpetuity. The number of units required for the initial qualification for the density bonus must be maintained in perpetuity for the life of the project.</u>
Quality of Units:	Floating units, designated units are prohibited, units must be of the same quality and design and should not appear different. Residents must have the access to the same amenities as market-rate all other residents- <u>of the project.</u>
Management of Units:	A management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City. <u>This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing compliance, determination of income qualifications, and other elements as determined by the City Manager or his/her designee. This agreement must be recorded and obligate all successors and assigns.</u>
<u>Quality of Construction Materials for the Density Bonus Household Income and levels of Affordability</u>	Affordable housing units must provide for high quality and durable construction materials. Incorporation of energy efficient and sustainable components to include appliances, building materials and outdoor landscape components. Elevators are required. Block construction of the first floor is required. <u>The U.S. Department of Housing and Urban Development (HUD) defines and calculates different levels of AMI for geographic areas by household sizes. Below is an illustration of how the Housing and Urban Development has designed the levels of affordability for the Target Household and Income Levels above.</u>



CITY OF CLERMONT
ORDINANCE NO. 2020-19

(f) Translating incomes into workforce housing cost based upon 2019 AMI, which is updated annually.

<u>Household Size</u> <u>Maximum</u> <u>Income</u>	<u>Moderate Income</u> <u>(80% of AMI)</u>	<u>Max Income</u> <u>(120% of</u> <u>AMI)</u>
<u>One –Person</u>	<u>38,850</u>	<u>58,275</u>
<u>Two -Person</u>	<u>44,400</u>	<u>66,600</u>
<u>Three –Person</u>	<u>49,950</u>	<u>74,925</u>
<u>Four –Person</u>	<u>55,500</u>	<u>83,250</u>
<u>Five -Person</u>	<u>59,950</u>	<u>89,925</u>
<u>Six –Person</u>	<u>64,400</u>	<u>96,600</u>
<u>Seven -Person</u>	<u>68,850</u>	<u>103,275</u>
<u>Eight -Person</u>	<u>73,300</u>	<u>109,950</u>

(g) Workforce rents for housing units vary by the number of bedrooms in the housing unit. This is because the income limits vary by the household size, and the number of bedrooms affects how many people a unit can comfortably house.

(h) The table below is the actual rates based upon the 2019 AMI for maximum rents considered workforce, based on the maximum income allowed for the household size, income limits and housing unit size or bedrooms allowed to provide comfortable and safe housing. Each household will require income and workforce rent certification based on their actual income and household size. Annual verification of leased units as part of the density bonus is required from the date originally certified and must be certified by the City Manager or his/her designee. These rates will change annually based upon the HUD income limits.

<u>Number of</u> <u>Bedrooms</u>	<u>Workforce Rent at</u> <u>80% of AMI</u> <u>(Moderate)</u>
<u>1-Bedroom</u>	<u>\$971</u>
<u>2-Bedrooms</u>	<u>\$1249</u>
<u>3-Bedrooms</u>	<u>\$1499</u>
<u>4-Bedrooms</u>	<u>\$1610</u>

(i) An administrative review is required to ensure that the proposed project and its intended occupants meet the standards and income requirements for affordable workforce



CITY OF CLERMONT
ORDINANCE NO. 2020-19

housing. All developers are required to schedule a pre-application meeting and complete an application for density bonus with the Economic Development Services Department.

(ej) Annual verification of leased units as part of the density bonus is required ~~from the date originally certified~~ annually to be submitted to Development Services Department no later than February 15th.

(fk) The applicant must enter into a management agreement with the City, a community land trust, or other instrument mutually agreeable to the City and the applicant, to administer the affordable workforce set-aside units. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing requirements, and other elements as determined by the ~~Economic Development and Development Services Department~~ City Manager or his/her designee.

(gl) Projects may not pay a contribution in lieu of providing workforce units on-site to attain a density bonus.

(m) Example of number of total units, workforce units and market rate

<u>Acres</u>	<u>15</u>
<u>Base Density(@12)</u>	<u>180</u>
<u>Bonus Density 8 units/acre</u>	<u>120</u>
<u>Total Units</u>	<u>300</u>

	<u>Workforce</u>	<u>Market rate</u>
	<u>90</u>	<u>210</u>

SECTION 4.

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

SECTION 5.

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 6.

Parcels qualified for the Hooks Street corridor shall have frontage on Hooks Street and shall be east of U.S. Highway 27. Parcels qualified for Wellness Way shall be within Sections 13-



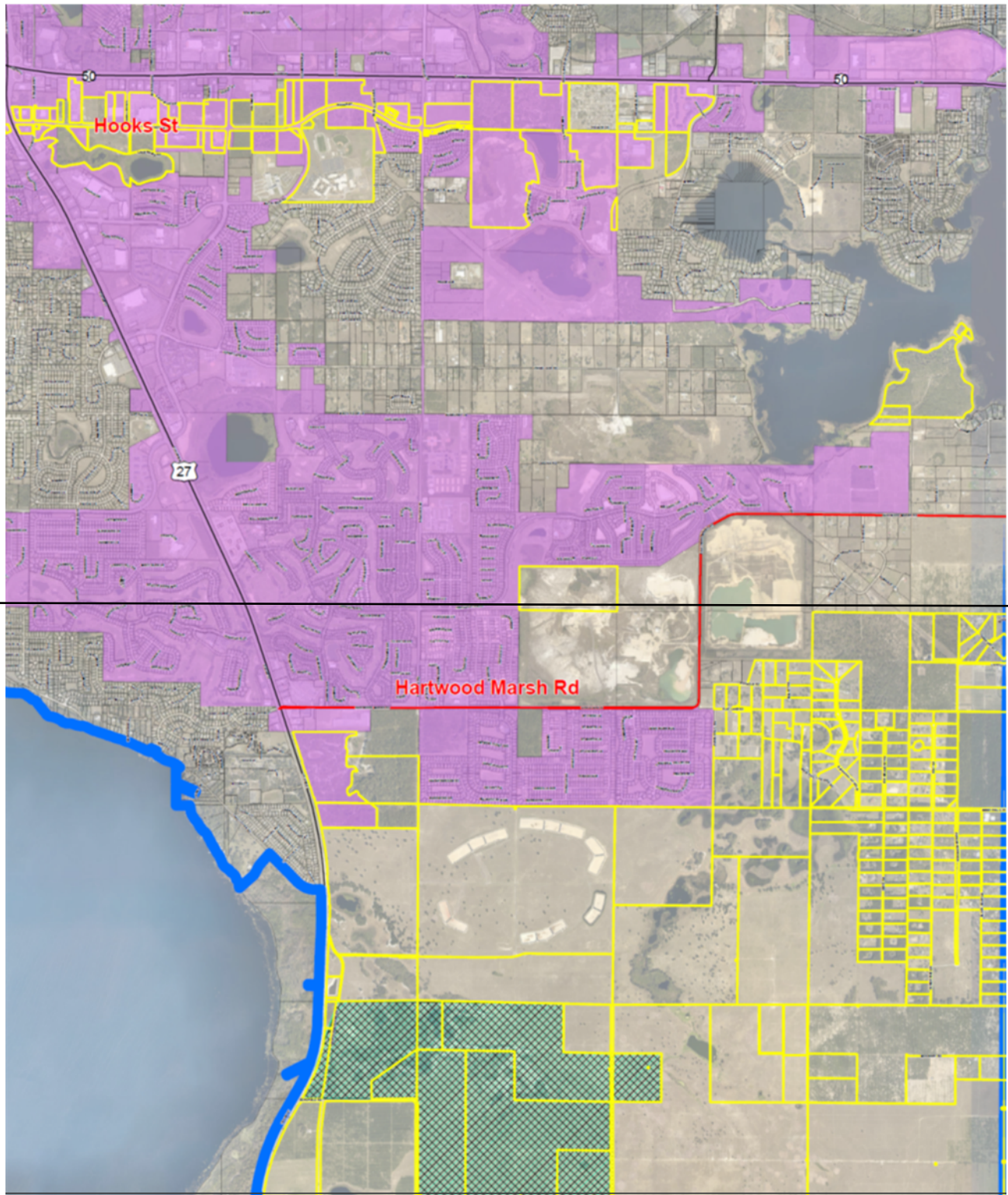
CITY OF CLERMONT
ORDINANCE NO. 2020-19

36 Township 23 Range 26 and be east of U.S. Highway 27 and shall not have ingress/egress or frontage on Hartwood Marsh Road.

SECTION 7.

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.

Exhibit: Possible Affordable Housing Density Bonus Areas highlighted in yellow





CITY OF CLERMONT
ORDINANCE NO. 2020-19

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County,
Florida on this _____ of _____

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096432
Phone: (352) 241-7331
Date: 05/07/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/18/2020	06/08/2020	\$185.20

LEGAL NOTICE

office, (352) 241-7331, at least 48 hours prior to the public hearings.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10096432
May 18, 2020 &
June 08, 2020

ORDINANCE NO. 2020-19

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; AMENDING SECTION 122-358 AFFORDABLE HOUSING DENSITY BONUS CRITERIA; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, June 2, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 23, 2020 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. Persons with disabilities who need assistance should contact the City Clerk's

Payment Info

Ad Price	\$185.20
Tax	\$0.00
Sub Total	\$185.20
Prepaid Amount	\$0.00
Balance Due	\$185.20



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 2, 2020	
Agenda Item Name	
Ordinance No. 2020-20 <i>Accessory Dwelling Unit (ADU)</i>	
Requested Action	
Recommend approval of Ordinance 2020-20.	
Staff Report	
Over the past several months, City Council has been holding public workshops on the issue of workforce housing. One of the recommendations emerging from those workshops is the desire to consider expanding housing supply within the City. One such option is the inclusion of accessory dwelling units (ADU) in certain neighborhoods. City staff has been directed to provide opportunities to increase housing varieties while it is believed that incorporating ADU's into the City Code will increase housing supply, strengthen the efficient use of existing housing stock and infrastructure, while ensuring the character of neighborhoods remain intact. This issue was also supported by the City's Youth Council. Similar to their findings on "tiny homes," staff has concluded accessory dwelling units may provide a similar outcome with more benefits. The accessory dwelling unit, or ADU, is a secondary housing option to a primary residence that allows a smaller, more affordable and flexible housing option. The ADU provides property owners with an affordable housing option to allow elderly family members, young adults or guests a place to live that makes it more affordable and convenient, based upon each unique situation. The ADU's would be constructed on the same lot as the primary residential structure and could not be subdivided and sold off later. The ADU would have to function on its own and be a self-contained dwelling with its own entrance, cooking accommodations and bathing facility. The ADU could be constructed as an attached portion of a primary residential structure or detached. The ADU would be permitted in any residential zoning district, unless HOA deed restrictions prohibit, and would have to be a minimum of 350 square feet of living space up to a maximum of 800 square feet. The ADU would have to be constructed in a similar style, appearance and material as the primary residence. The ADU structure could not be a shed, mobile home, RV, tiny home, travel trailer, or shipping container converted into an ADU. Only one ADU would be permitted per lot and shall be located to the rear of the primary residential front building line. In order to ensure adequate parking, one on-site parking space shall be required for the ADU. Staff has drafted code language to be placed in Section 122-365 of the Land Development Code to permit Accessory Dwelling Units. Staff is recommending approval of Ordinance 2020-20.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2020-20 Accessory Dwelling Units PZ	Ord 2020-20 Accessory Dwelling Units PZ.docx	
2.	ORD NO 2020-20 UPDATED Legal Ad Proof 122-365	ORD NO 2020-20 UPDATED Legal Ad Proof 122-365.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2020-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-365, ACCESSORY DWELLING UNITS; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR ACCESSORY DWELLING UNITS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

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 2, 2020 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 add Section 122-365, Accessory Dwelling Units of the City of Clermont's Code of Ordinances;

WHEREAS, the City Council of the City of Clermont desires to increase housing opportunities while strengthening the efficient use of existing housing stock and infrastructure that provides smaller, affordable, flexible housing options;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that the Clermont Code of Ordinances, Chapter 122-365 Accessory Dwelling Units is added as set forth in the following amendments, as shown in Section 2.

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:

Sec. 122-365 – Accessory Dwelling Units.

- (1) Accessory Dwelling Unit (ADU) shall mean a self-contained dwelling unit with its own dedicated entrance, cooking accommodations and complete bathing facilities separate from the primary residential unit.
- (2) An ADU may be attached to or detached from the primary residence and must remain under the same ownership as the primary dwelling unit.
- (3) The property owner must live on-site, either in the primary residential unit or the ADU.
- (4) The ADU may be permitted in the following residential zoning districts: R-1-A, R-1, R-2, R-3, R-3-A or PUD.



CITY OF CLERMONT
ORDINANCE NO. 2020-20

- (5) The ADU may be permitted in the Central Business District on a lot that currently has an existing single-family residence and is recognized as a lot of record.
- (6) The ADU living space shall be a minimum of 350 square feet up to a maximum of 800 square feet.
- (7) The ADU structure must be constructed in a similar architectural style, appearance and material as the primary single-family structure.
- (8) Mobile homes, recreational vehicles, travel trailers, shed, conex boxes or shipping containers shall not be permitted as ADU's.
- (9) ADU setbacks:
 - (a) Front: ADU shall be placed behind the primary residential unit front building line.
 - (b) Side: ADU shall be placed equal to the required side yard setback of the zoning district of the lot.
 - (c) Rear detached: Detached ADU shall be placed equal to the side yard setback from the rear property line or established utility easement, whichever is greater.
 - (d) Rear attached: Attached ADU connected to the primary residential unit shall be the same as the primary residential unit.
- (10) Only one ADU may be permitted per lot and one parking space shall be provided for the ADU on the lot.
- (11) A primary single-family dwelling unit must exist on the lot prior to the construction of a detached ADU. The ADU shall not be considered as part of the dwelling unit count for zoning purposes.
- (12) Deed restrictions and covenants may prohibit ADU's and it is the responsibility of the property owner to have verified any restrictions.
- (13) The ADU must comply with minimum housing standards for habitation and meet the minimum building and fire safety codes for independent residential dwelling unit.

SECTION 4.

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

SECTION 5.

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.



CITY OF CLERMONT
ORDINANCE NO. 2020-20

SECTION 6.

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. 2020-20

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

The Daily Commercial
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Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096440
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Date: 05/11/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider t	05/18/2020	06/08/2020	\$188.12

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.

tance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10096440
May 18, 2020 &
June 08, 2020

ORDINANCE NO. 2020-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY ADDING SECTION 122-365, ACCESSORY DWELLING UNITS; SETTING FORTH STANDARDS AND REGULATIONS FOR THE CRITERIA FOR ACCESSORY DWELLING UNITS; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, June 2, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 23, 2020 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.

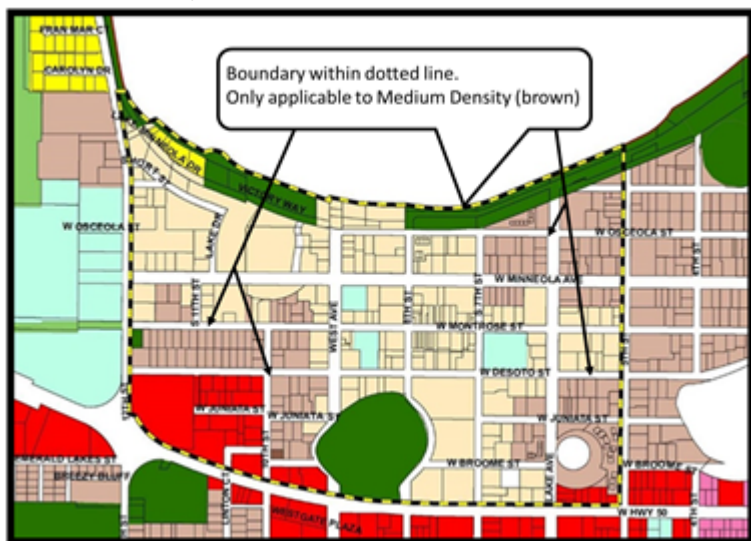
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assis-

Payment Info	
Ad Price	\$188.12
Tax	\$0.00
Sub Total	\$188.12
Prepaid Amount	\$0.00
Balance Due	\$188.12

AGENDA ITEM

Meeting Date	
Tuesday, June 2, 2020	
Agenda Item Name	
Ordinance No. 2020-21 <i>Medium-Density Residential FLU Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2020-21.	
Staff Report	

In an effort to provide walkability housing opportunities adjacent to Downtown, City staff is proposing a Future Land Use Amendment to the Medium Density Residential Category to encourage higher residential density in an area around Downtown. City staff has identified the walkability to downtown in an area that is comprised within the boundary shown below, which is South of Lake Minneola, North of SR 50, West of 5th Street and East of 12th Street. The proposed land use amendment would only be applicable to properties within this area and with the Medium Density Residential Future Land Use.



The current Medium Density Residential FLU permits up to eight dwelling units per acre. The current Downtown Mixed Use Future Land Use permits up to 25 dwelling units per acre or with a bonus density, up to 40 dwelling units per acre. The proposed area within this boundary would increase this to 12 dwelling units per acre, which would provide a more gradual transition. Any development proposals over eight dwelling units per acre in the Medium Density Residential FLU would require a conditional use permit.

A GIS analysis indicates there are 192 parcels within this zone in the Medium Density Residential FLU. The collective acreage of these parcels is approximately 42.55 acres. With the proposed change, the overall potential increase in residential dwelling units would be 170 (4 dwelling unit increase x 42.55 acres). While this would be the maximum, it is very unlikely all the parcels would be able to seek the higher density due to varying physical and other constraints on all of the parcels, including meeting setback and minimum parking requirements.

This proposed change would allow development of housing opportunities at a slightly higher density through redevelopment while providing improved pedestrian access for more residents to downtown. This proposed change would also provide a transition of densities from Downtown Mixed Use to Medium Density without having to change the future land use designation which would bring non-residential permitted uses associated with the Downtown Mixed Use Future Land Use category. There are also several existing properties that have similar residential densities, such as Lake Minneola Condominiums and Lake Dot Villas, which approach the 12 dwelling units per acre within the Medium Density Residential FLU boundary. Staff recommends approval of Ordinance 2020-21.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | 2020-21 Medium Density FLU Amendment 8 to 12 FORMATTED | 2020-21 Medium Density FLU Amendment 8 to 12 FORMATTED.doc |
| 2. | MD FLU Area Map | MD FLU Area Map.pdf |
| 3. | Exhibit A - Future Land Use Element 2020 Medium Density Housing Addition Final | Exhibit A - Future Land Use Element 2020 Medium Density Housing Addition Final.docx |
| 4. | ORDINANCE 2020-21 Legal Ad Proof | ORDINANCE 2020-21 Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO AMEND THE MEDIUM-DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

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

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

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

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, Florida that:

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Element is hereby amended as shown in Exhibit A.



CITY OF CLERMONT
ORDINANCE NO. 2020-21

SECTION 2.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 3.

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

SECTION 4.

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. 2020-21

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of August, 2020.

Gail L. Ash, Mayor

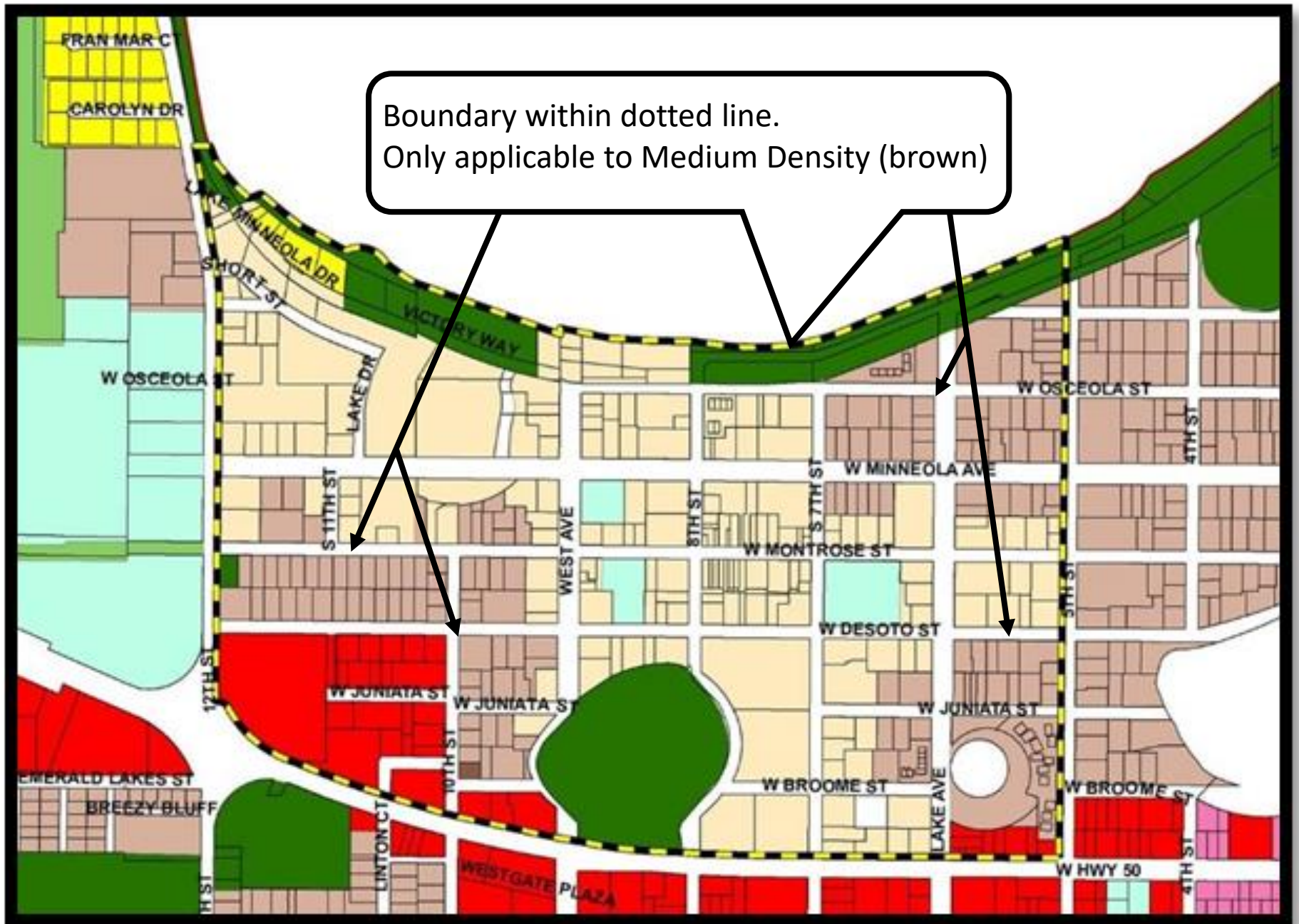
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Boundary within dotted line.
Only applicable to Medium Density (brown)





CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

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

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CHAPTER I
FUTURE LAND USE

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

Objective 1.1: Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.1.2: The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Objective 1.2: Future Land Use Map Series. The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 1.2.2: The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Lake County emergency management plan.

Policy 1.2.3: The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will be allowed only if it is consistent with the FLUM and the zoning district.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 <u>to 12</u> units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 – 25 units per acre/0.25 FAR
Downtown Mixed-Use	12-40 units per acre/3.0 FAR
Commercial	12 -25 units per acre/0.25 FAR
Industrial	1.0 FAR

Objective 1.3: Conservation Land Use Category. The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.

Policy 1.3.1: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

Policy 1.3.2: Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.

Policy 1.3.3: If it is impractical to designate the area containing conservation resources as conservation land use due to size, location or other factors, the City shall have the option of obtaining a conservation easement from the property owners to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as conservation land use on the FLUM.

Policy 1.3.4: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

Objective 1.4: Parks Land Use Category. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.

Policy 1.4.1: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).

Policy 1.4.2: Not all parks and recreational facilities are required to be shown as parks on the FLUM. Park and recreation uses shall be allowed in other categories as support uses.

Objective 1.5: Public Facilities/Institutional Land Use Category. The public facilities/institutional category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels meeting threshold sizes established herein.

Policy 1.5.1: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.

Policy 1.5.2: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.3: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.4: The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Objective 1.6: Residential Land Use Categories. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public

utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.6.2: Medium-Density Residential. Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. To encourage higher density adjacent to Downtown and provide enhanced walkability between housing and the Central Business District, land designated as Medium-Density Residential Future Land Use adjacent to the Downtown Mixed Use Future Land Use may have a density of up to 12 units per acre. However, densities higher than eight units per acres shall require a Conditional Use Permit. The Medium-Density Residential Future Land Use area eligible for density up to 12 units per acre is north of SR 50, South of Lake Minneola, West of 5th Street and East of 12th Street. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums, accessory dwelling units, and apartments.

Policy 1.6.3: High-Density Residential. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.6.4: Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for high-density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.
- Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.

- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, except in the Downtown Mixed Use Category, which may allow a bonus density of up to 40 units per acre through a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. The maximum density for residential uses shall be 12 units per acre in the Master Planned Development Use Category except in the SR 50 and US 27 Overlay District, which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. Densities higher than eight units per acre in the Residential/Office Category shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.3: Downtown Mixed-Use. The downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. Based on current land use trends, the City estimates that the mix of uses will be 70 percent

office and commercial uses and 30 percent residential, public facilities/institutional and recreation uses. The maximum intensity for office, commercial and institutional uses shall be 3.0 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.7.5: Performance standards for mixed-use developments shall include, but are not limited to, the following:

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.
- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

Objective 1.8: Office Land Use Category. The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.8.1: Residential uses are not allowed in the office category.

Policy 1.8.2: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.9: Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.9.1: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except in the SR 50 and US 27 Overlay District, which may allow a bonus density of up to 25 units per acre through an affordable housing component as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.9.3: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.

Policy 1.9.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Policy 1.10.3: The maximum intensity of industrial development shall be limited to 1.0 FAR.

Objective 1.11: Smart Growth Principles. New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.

Policy 1.11.1: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

Policy 1.11.2: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 1.11.3: New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Policy 1.11.4: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Objective 1.12: Public Facilities and Services. Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

Policy 1.12.1: The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines, Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City’s transportation concurrency management system.

Policy 1.12.2: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient

capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

Policy 1.12.5: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

Policy 1.12.6: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Policy 1.12.7: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.

Policy 1.12.8: Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

Policy 1.12.9: Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Objective 1.13: Natural Resources. Natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, F.S., and limitations on use consistent with the degree of protection required.

Policy 1.13.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;

- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

Policy 1.13.2: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

Policy 1.13.3: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

Policy 1.13.4: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.

Policy 1.13.5: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.13.6: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.

Policy 1.13.7: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.

Policy 1.13.8: The City shall ensure the preservation of natural communities and listed animal species habitat through land acquisition of natural areas and open space.

Objective 1.14: Historic Resources. Important historic and archaeological resources of the City of Clermont shall be protected through identification, classification and regulation of development consistent with the degree of protection required for the resource.

Policy 1.14.1: The City, through its adopted historic preservation ordinance, will protect significant historic, cultural and archaeological resources.

Policy 1.14.2: The City shall identify and inventory sites of historical significance.

Policy 1.14.3: The City's land development regulations shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.14.4: Historic resources and their environments shall be considered for inclusion in public acquisition programs for appropriate passive recreation and for open space and conservation.

Policy 1.14.5: If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall determine the extent and nature of the site and report such findings to the state by a master site file application. The City shall mitigate any impacts to the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 1.14.6: The City shall negotiate with landowners prior to the development review process, to avoid disturbance of known historical and pre-historic sites.

Policy 1.14.7: The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Clermont.

Objective 1.15: Redevelopment and Renewal of Blighted Areas. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.15.1: The City shall continue to implement the recommendations for the Clermont community redevelopment area.

Policy 1.15.2: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time-frames identified in the element.

Policy 1.15.3: The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

Objective 1.16: Plan Implementation. The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

Policy 1.16.1: Proposed residential developments shall be required to meet state subdivision requirements and the City's land development regulations with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

Policy 1.16.2: Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

Policy 1.16.3: It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements; and
- minimum open space requirements for master-planned developments.

Policy 1.16.4: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 1.16.5: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Policy 1.16.6: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 1.16.7: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Policy 1.16.8: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.

- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

Policy 1.16.9: The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

Policy 1.16.10: Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

Advertising Receipt

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CITY OF CLERMONT
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CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10096441
Phone: (352) 241-7331
Date: 05/08/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
CITY OF CLERMONT NOTICE OF PROPOSED AMENDMENT TO COMPREHEI	05/18/2020	08/10/2020	\$233.16

**CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2020-21**

The City of Clermont will hold a public hearing Tuesday, June 2, 2020 at 6:30 pm before the Planning and Zoning Commission, Tuesday, June 9, 2020 (transmittal) and August 25, 2020 (final hearing) at 6:30 pm before the City Council to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

Ordinance No. 2020-21:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO AMEND THE MEDIUM-DENSITY RESIDENTIAL FUTURE LAND USE CATEGORY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

The public hearings will be in the Council Chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's Development

Services Office (first floor, City Hall) between 8 am and 5 pm, Monday-Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10096441
May 18, 2020 &
August 10, 2020

Payment Info	
Ad Price	\$233.16
Tax	\$0.00
Sub Total	\$233.16
Prepaid Amount	\$0.00
Balance Due	\$233.16



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 2, 2020	
Agenda Item Name	
Ordinance No. 2020-22 <i>CBD Density Bonus Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2020-22.	
Staff Report	
At the request of City Council, City staff is proposing a Land Development Code amendment in order to promote more housing opportunities in the Central Business District (CBD). In 2017, the City increased density in the CBD through a Density Bonus Criteria section in the code, Section 122-249. This change encouraged higher residential densities in the downtown area. The change permitted a maximum residential density in the CBD from the previous limit of 12 dwelling units per acre, to up to 25 dwelling units per acre if five mandatory requirements were met. These requirements included fee-simple ownership, minimum construction material, urban design/architecture, pedestrian improvements, and trail connection. Since the adoption of those changes in 2017, no new residential development proposals have been started or constructed with a density greater than 12 units per acre in the Central Business District. In discussions with developers, it has come to the attention of the City that two of the adopted criteria have created a barrier to higher residential density projects. The two criteria are the fee simple ownership requirement, and the use of construction materials that prohibit buildings from being constructed primarily of wood framing. The development community expressed concern that the fee-simple ownership requirement eliminated the ability to add any higher density rental product to the housing inventory of downtown. Eliminating the fee-simple ownership requirement would allow developers to pursue both fee-simple ownership (condominium) and rental product in the Central Business District. The prohibition on wood framing as a primary material has been a challenge to the development community in delivering new construction at market rates. In order to go vertical in a cost-effective manner, wood framing should be considered as an option. With a smaller footprint to build on, residential development in the CBD will have to go higher in order to achieve increased density. Wood framing is an affordable and safe solution, especially when combined with a masonry first floor podium. Requiring only masonry, precast concrete, and/or steel components as a primary material drives costs out of market for a project. Modifying this criterion in no way jeopardizes the safety requirements of projects and is authorized in the Building Code. City staff has received significant feedback from builders and developers that support changes to this section of the code. Staff is proposing to remove the fee simple requirement and the prohibition on primarily of wood framing. Staff is recommending approval of Ordinance 2020-22.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2020-22 CBD Density Bonus Changes fee simple	Ord 2020-22 CBD Density Bonus Changes fee simple FORMATTED.docx
2.	ORDINANCE NO 2020-22 Legal Ad Proof	ORDINANCE NO 2020-22 Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-22

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; AMENDING SECTION 122-249 DENSITY BONUS CRITERIA; 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 June 2, 2020 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 Section 122-249, Density Bonus Criteria, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that the Clermont Code of Ordinances, Chapter 122-249 Density Bonus Criteria is amended as set forth in the following amendments, as shown in strikethrough and underline format in Section 2.

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:

Sec. 122-249 - Density bonus criteria.

General description. An applicant may request the use of a density bonus in the central business district by including a justification statement in the description of the project in their site plan application. The attainment of a bonus requires three separate components:

- (1) Compliance with the mandatory requirements;
- (2) Utilization of the density bonus criteria;
- (3) Compatibility with the planned character of adjacent and surrounding properties.

A bonus shall not be considered an entitlement. The maximum available bonus under the proposed system below may not be appropriate in all situations. Neighborhood compatibility issues or lack of adequate infrastructure may not support the full bonus. The city council may approve a requested bonus, approve a requested bonus with conditions to mitigate the impact of the bonus, approve a lesser bonus, approve a lesser bonus with conditions to mitigate the impact of the bonus, or deny a requested bonus.

Maximum residential density in the central business district. The maximum residential density permitted in the central business district is 25 dwelling units per acre. Through the use of the bonus provisions below, the total maximum allowed residential density may be increased to 40 dwelling units per



CITY OF CLERMONT ORDINANCE NO. 2020-22

acre in the central business district. At no time shall residential densities be increased above 40 dwelling units per acre.

Mandatory requirements for residential development in the central business district. The following items are mandatory components for any project in the central business district that is greater than 12 dwelling units per acre, including any project utilizing the density bonus provisions of this section:

~~(1) — *Ownership.* The project must be designed, constructed and sold as fee simple or condominium ownership structure.~~

(21) *Construction materials.* Durable, high-quality materials, such as stone, steel, glass, precast concrete, or masonry shall be required. Such materials and associated architectural features must wrap around all sides of the building that are visible from the public realm. Traditional stucco may be appropriate in a historic context or for a Mediterranean-style building. Buildings incorporating EIFS (exterior insulation finishing system) or other faux-stucco finish for more than ten percent of a street-facing façade do not meet this criterion.

~~Buildings constructed primarily of wood framing do not meet this criterion.~~

(32) *Urban design/architecture.* Building placement must reinforce the walkability of downtown and embrace desired pedestrian/building relationships. The primary building entrance, if a singular entrance, must be a prominent feature that is defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements. Buildings on corner lots and buildings that terminate views from the public realm must incorporate additional height or other features that emphasize their prominent location.

(43) *Pedestrian improvements.* The project must include sidewalks in all public rights-of-way and a pedestrian access plan for the internal movement throughout the project.

(54) *Trail connection.* The project must be adjacent to or within 1,500 feet of a publicly dedicated trail. If not adjacent, a connection between the project site and public trail must be constructed. Any planned connection must meet the minimum design criteria for a publicly accessible trail.

SECTION 4.

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

SECTION 5.

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 6.

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. 2020-22

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of June, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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CITY OF CLERMONT
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Account Number: 7101866
Order Number: 10096453
Phone: (352) 241-7331
Date: 05/07/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/18/2020	06/08/2020	\$182.28

LEGAL NOTICE

hours prior to the public hearings.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10096453
May 18, 2020 &
June 08, 2020

ORDINANCE NO. 2020-22

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; AMENDING SECTION 122-249 DENSITY BONUS CRITERIA; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, June 2, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 23, 2020 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. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48

Payment Info

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Tax	\$0.00
Sub Total	\$182.28
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