



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the November 1, 2022 Planning & Zoning Commission meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2023-001
Evaluation & Appraisal Review (EAR)

The purpose of this Evaluation and Appraisal Review(EAR) is to analyze the Comprehensive Plan Goals, Objectives, and Policies (GOPs) to ensure compliance with changes in state law and local conditions.

Discussion of Non-Agenda Items

ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.

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

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
November 1, 2022

Chairman Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, November 1, 2022 at 6:30 p.m. Members present were: Chairman Max Krzyminski, Lavonte Rogers, Vincent Niemiec, Michael Gonzalez, Chuck Seaver, and Jane McAllister. Also, present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the October 4, 2022 minutes of the Planning & Zoning Commission made by Commissioner Rogers; seconded by Commissioner Niemiec. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Niemiec reminded everyone of the upcoming election and to use your right to vote.

Commissioner Gonzalez stated that he too would like to remind everyone to go out and vote. He also stated that the City now has the new website live and for everyone to check it out.

Commissioner Seaver stated that he would not be returning to the Planning & Zoning Commission next year.

Director Curt Henschel reminded the Commission members who are up for renewal to apply if interested in an opportunity to continue on the Commission. He stated that the deadline to apply is November 18, 2022.

NEW BUSINESS

Item #1: Resolution No. 2022-038R – ClermontVet

Planning Manager John Kruse presented as follows:

The applicant, ClermontVet LLC, is requesting a Conditional Use Permit for a veterinary clinic to be established at 1670 East Highway 50, in the Home Depot/Publix Plaza. The property is zoned C-2 General Commercial and this proposed use is required to obtain a Conditional Use Permit, as required by section 122-224 of the Land Development Code. The applicant intends on leasing Suite E within the building. The suite is approximately 1,500 square feet and the applicant is proposing to renovate the interior.

The clinic will mainly provide preventative care and standard medical treatment for small animals, including but not limited to vaccinations, routine testing, dentistry, standard surgeries

and treatment for illness and injury. No grooming, boarding, or overnight stays will be done on the premises. The clinic is expected to be open Monday through Friday, 9 am to 5 pm and Saturday and Sunday from 10 am to 2 pm. The practice would be limited exclusively to serve dogs and cats.

The proposed interior renovations include the installation of an upgraded HVAC system to provide an acceptable level of indoor air quality to meet a healthcare facility, such as the clinic. The system will restrict air between sections of the clinic and adjoining suites and remove odor, dust, and dirt. In addition, sound proofing the suite will be done with materials using a higher STC (Sound Transmission Class) and NRC (Noise Reduction Coefficient) materials. This helps in minimizing sound transfer from one room to another as well as managing the amount of sound that can be heard from outside the building. The clinic will employ FearFree certified professionals who are educated on the welfare of animals and pet owners and are trained to look after the pet's physical and emotional wellbeing.

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The applicant has received approval from the property owner, Lucas Clermont Limited Partnership, for the proposed veterinary clinic and supports the issuance of the conditional use permit. The surrounding areas are zoned C-2 General Commercial, with no adjacent residential uses. The property is in close proximity of one major arterial roadways, SR 50, and collector, Citrus Tower, which offers accessibility to the site and secondary, may minimize sound due to the background roadway noise. The proposed use will not be detrimental to the health, safety and general welfare of the community. The applicant is performing renovations and alterations to the interior of the building that would ensure the operation would not have a negative impact on the community. The proposed use would provide a service to the community that appears to be lacking. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan for the Commercial Future Land Use. Therefore, staff recommends approval of Resolution 2022-038R.

Dr. Laura Click, 6 Look Out Lane, Ocala, stated that she has been working in Clermont for several years. She stated that she was present to answer any questions.

Commissioner McAllister asked if Ms. Click would be the veterinary on duty.

Dr. Click stated that she would be the veterinary.

Commissioner Gonzalez asked if the pets will be dropped off and if there would be any overnight stays.

Dr. Click stated that the owners stay with the animals, they are a fear-free certified practice where they take their emotion well-being in mind and taking the pet from the owners is stressful for the pets.

Commissioner Colby asked about where the pets will relieve their selves.

Dr. Click stated that there is some green areas and they will provide poop stations and bags.

Commissioner Niemiec asked about the groomer adjacent to this location. He asked where there is space for the animals to relieve themselves.

Dr. Click stated that there is green area behind the building.

Commissioner McAllister asked if they were performing surgery and things did not go well, what they would do with the pet.

Dr. Click stated that they would move the pet to an emergency clinic or over-night facility.

Chairman Krzyminski asked what type of surgeries would be referred out.

Dr. Click stated that she is skilled in many surgeries but orthopedic surgery she would refer to another veterinary.

Chairman Krzyminski asked what the difference would be if the applicant had, requested over-night stays.

Mr. Kruse stated that the City would require over-night staff.

Action:

MOTION TO APPROVE Resolution No. 2022-038R made by Commissioner Niemiec, seconded by Commissioner Gonzalez. Passed unanimously, 7-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 6:44 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 6, 2022		
Agenda Item Name		
Ordinance 2023-001 Evaluation & Appraisal Review (EAR)		
Requested Action		
Recommend transmittal of Ordinance 2023-001		
Staff Report		
Local governments are required to undergo an Evaluation and Appraisal Review (EAR) of the Comprehensive Plan every seven years pursuant to Section 163.3191, Florida Statutes. The purpose of this evaluation is to analyze the Comprehensive Plan Goals, Objectives, and Policies (GOPs) to ensure compliance with changes in state law and local conditions. The analysis includes proposed amendments to the GOPs, which are considered EAR-based amendments, and data reflecting changes in local conditions. In 2023, the City intends to begin the process of updating the entire Comprehensive Plan and Land Development Code to include extensive public engagement. The 2022 EAR-based GOP amendments provide a starting point for this process. On October 25, 2021, the City notified the Department of Economic Opportunity (DEO) that they would undergo amendments to the Comprehensive Plan in order to address changes in statutory compliance, and to complete the next required evaluation and appraisal cycle. The East Central Florida Regional Planning Council (ECFRPC) has been contracted to provide their expertise and resources to complete this task with City staff assistance. A review of legislative changes and local conditions resulted in proposed amendments to the Future Land Use, Housing, Transportation, and Capital Improvements Elements. The Public Facilities School Element is no longer required and will be removed, due to an interlocal agreement with the school board. Furthermore, public schools are addressed in the Capital Improvements, Future Land Use, and Intergovernmental Coordination Elements. The remaining elements contain no EAR-based amendments: Intergovernmental Coordination, Potable Water, Aquifer Recharge, Conservation, Stormwater, Sanitary Sewer, Solid Waste, Recreation and Open Space, and Property Rights. References to Chapter 9J-5, Florida Administrative Code, the minimum criteria rule for local plans, were removed due to its 2011 repeal. The recommended GOP modifications have been listed in the EAR report. Staff recommends transmittal of the EAR to DEO and other state agencies for review and comment.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2023-001 EAR (11.30.2022)	Ord. 2023-001 EAR (11.30.2022).pdf	
2. EAR Report 11.17.22	EAR Report 11.17.22.pdf	
3. Legal ad 2023-001 EAR	Legal ad 2023-001 EAR.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL REPORT PERTAINING TO THE COMPREHENSIVE PLAN FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING THE EVALUATION AND APPRAISAL REPORT; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE EVALUATION AND APPRAISAL REPORT; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION 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 163.3191; 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, to amend the text of the Comprehensive Plan based upon an evaluation, Evaluation and Appraisal Review, completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended, by amending to the text of the Future Land Use Element, Housing element, Transportation Element, and Capital Improvements Elements is hereby amended as shown in Exhibit A.

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2023-001

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-001

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of February 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
ORDINANCE NO. 2023-001

Attachment A:

**ADOPTED EVALUATION AMENDMENTS
PURSUANT TO SECTION 163.3191
FLORIDA STATUTES, AS AMENDED**

to the Text of the
Future Land Use Element,
Housing element,
Transportation Element,
and Capital Improvements Elements
of the Comprehensive Plan

Submitted on December 13, 2022



CITY OF CLERMONT
COMPREHENSIVE PLAN

EVALUATION AND APPRAISAL REVIEW

November 17, 2022

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Introduction

Local governments are required to undergo an Evaluation and Appraisal Review (EAR) of the Comprehensive Plan every seven years pursuant to Section 163.3191, Florida Statutes. The purpose of this evaluation is to analyze the Comprehensive Plan Goals, Objectives, and Policies (GOPs) to ensure compliance with changes in state law and local conditions. The analysis includes proposed amendments to the GOPs which are considered EAR-based amendments. In 2023, the City intends to begin the process of rewriting the entire Comprehensive Plan and Land Development Code to include extensive public engagement. The 2022 EAR-based GOP amendments provide a starting point to this undertaking.

On August 18, 2014, Clermont submitted a letter to the Florida Department of Economic Opportunity (DEO) to indicate that no amendments were necessary to reflect changes in state requirements set forth in Florida Statutes. On October 25, 2021, the City notified DEO that they would undergo amendments to the Comprehensive Plan in order to address changes in statutory compliance, and to complete the next required evaluation and appraisal cycle. Amendments are to be transmitted to DEO within one year of the notification.

Table 1. Comprehensive Plan Element Adoption and Modification Dates

Element	Adopted/ Amended
Capital Improvements	5/10/2022
Conservation	6/23/2009
Future Land Use	3/22/2022
Housing	6/23/2009
Transportation	6/23/2009
Intergovernmental Coordination	5/10/2022
Recreation and Open Space	6/23/2009
Potable Water	5/10/2022
Stormwater	6/23/2009
Aquifer Recharge	6/23/2009
Sanitary Sewer	6/23/2009
Solid Waste	6/23/2009
Public Facilities School	6/23/2009
Property Rights	2/8/2022

This report provides analysis and data reflecting changes to Florida Statutes and local conditions, including municipality boundary changes and population projections. References to Chapter 9J-5, Florida Administrative Code, the minimum criteria rule for local plans, were removed due to its 2011 repeal. Updates to the Capital Improvements, Intergovernmental Coordination, and Potable Water Elements were adopted May 10, 2022—with the revised Water Supply Facilities Work Plan (September 19, 2021). The Property Rights Element was added in 2022 pursuant to 2021 legislative changes to Section 163.3177(6)(i)2. Many of the other elements have remain unchanged since they were adopted in 2009. The Public Facilities School Element is no longer required and will be removed, due to an interlocal agreement with the school board. Furthermore, public schools are

addressed in the Capital Improvements, Future Land Use, and Intergovernmental Coordination Elements. The recommended GOP modifications have been listed in this report.

Population and housing estimates, as well as projections were obtained from the University of Florida's Shimberg Center for Housing Studies (Shimberg). Estimates and projections by Shimberg are based on 2000 and 2010 U.S. Census data and population projections by the University of Florida's Bureau of Economic and Business Research (BEBR). Total population projection used in this report is tabulated below.

Table 2. Population Estimate and Projections, Lake County and Clermont (2010 to 2040)

Year	Lake County	Percent Change	Clermont	Percent Change
2010*	297,052		28,742	
2020*	366,750	23%	44,301	54%
2025	409,202	12%	54,404	23%
2030	445,400	9%	63,533	17%
2035	475,800	7%	70,649	11%
2040	501,701	5%	77,098	9%

Note: Counts refer to estimated* or projected number of persons. Population total represents permanent residents.

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida (Retrieved: July 2022)

GOP Amendments

A review of legislative changes and local conditions resulted in proposed amendments to the Future Land Use, Housing, Transportation, and Capital Improvements Elements. The Public Facilities School Element is no longer required. The remaining elements contain no EAR-based amendments: Intergovernmental Coordination, Potable Water, Aquifer Recharge, Conservation, Stormwater, Sanitary Sewer, Solid Waste, Recreation and Open Space, and Property Rights. The table below summarizes GOP amendments.

Table 3. Comprehensive Plan Element Amendments Summarized

Element	Amendment(s)
Capital Improvements	Objective 1.2, Policy 1.2.4, Policy 1.6.2, and Policy 1.6.3
Conservation	None
Future Land Use	Policy 1.13.7
Housing	Policy 1.1.5, Policy 1.1.7, Policy 1.1.8, and Policy 1.1.9
Transportation	Policy 1.1.2, Policy 1.1.3, Policy 1.1.4, Policy 1.1.5, Policy 1.1.6, and Policy 1.1.7
Intergovernmental Coordination	None
Recreation and Open Space	None
Potable Water	None
Stormwater	None
Aquifer Recharge	None
Sanitary Sewer	None
Solid Waste	None
Public Facilities School	Element Removed
Property Rights	None

Public Facilities School Element
Removed.

Future Land Use Element

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~~ Economic Opportunity, 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.

Housing Element

Policy 1.1.5: The City's land development regulations shall allow manufactured homes in mobile home parks and subdivisions within certain zoning districts, provided the units comply with all

applicable building standards. Mobile home parks/subdivisions ~~may~~ shall be located adjacent to areas with comparable density ~~of development~~ or near small-scale commercial land uses ~~convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads, and within reasonable proximity to community facilities.~~

~~Policy 1.1.7:~~ ~~The City shall allow mobile home subdivisions as a planned unit development in certain residential zoning districts where adequate public facilities and services are available.~~

Policy 1.1.87: The City shall promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

Policy 1.1.98: In order to maintain housing policies responsive to changing conditions, problems, and issues, the City shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

Transportation Element

Policy 1.1.2: The minimum level of service (LOS) standards for roads/traffic circulation shall be LOS “D”. ~~are as follows:~~

- ~~• Principal arterials: US 27 (SR 25), which is part of the Strategic Intermodal System, shall be LOS “C”; SR 50 shall be LOS “D”~~
- ~~• Minor arterials and collectors shall be LOS “D.”~~

~~Policy 1.1.3:~~ ~~The FSUTMS (Florida Standard Urban Transportation Modeling System) and the standard FDOT methods for evaluation of level of service and capacity shall be used, subject to modifications based on travel speed studies.~~

Policy 1.1.43: The Lake-Sumter Metropolitan Planning Organization’s (MPO) Transportation Concurrency Management System (TCMS) ~~and Traffic Impact Study Methodology Guidelines Volume I: Lake County Checkbook TCMS dated May 28, 2008~~ Systems Performance Evaluation State of the System, and as amended, shall serve as the City’s transportation concurrency management system.

Policy 1.1.54: ~~As part of the TCMS~~ Based on the Lake-Sumter Metropolitan Planning Organization (MPO) Congestion Management Process (CMP), the City shall, through the development review process, review proposed new developments for their impact on adopted LOS, interior circulation needs and vehicle parking.

~~Policy 1.1.6:~~ ~~The City shall initiate studies to identify specific geographic areas abutting US 27 and SR 50 for designation and management as Transportation Concurrency Exception Areas or Transportation Concurrency Management Areas, in order to promote multi-modal transportation and to encourage urban redevelopment, infill development and downtown revitalization.~~

Policy 1.1.75: The City shall continue to partner with local developers, Lake-Sumter MPO and other government agencies to construct new corridors to relieve arterial and collector road congestion.

Capital Improvements Element

Objective 1.2: Concurrency Management. The City shall implement the Concurrency Management System adopted in the City's Land Development Code, which is consistent with sections 163.3177 and 163.3180, F.S. ~~and the minimum requirements for concurrency established in Rule 9J-5.0055 (3), F.A.C. (included as Appendix A of this element),~~ to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the City's ability to fund and provide needed capital improvements.

Policy 1.2.4: The City hereby adopts the following minimum level of service (LOS) standards, which must be retained in reviewing the impacts of new development and development on public facilities:

- The **LOS** standard for *Roadways* shall be "D", ~~as follows:~~
 - ~~"C" for US 27/SR 25, which is a strategic intermodal system (SIS)~~
 - ~~"D" for SR 50~~
 - ~~"D" for all minor arterials and collectors~~
- The **LOS** standard for *Sanitary Sewer* is 70 gallons per capita per day at peak flow rate.
- The **LOS** standard for *Solid Waste* is 6.63 pounds per capita per day.
- The **LOS** standard for *Potable Water* is 220 gallons per capita per day.
- The **LOS** standard for *Recreation and Open Space* is 10 acres per 1,000 residents.
- The **LOS** standards for *Stormwater Management* facilities developed within the City areas follows:

Facility Type	Design Storm Frequency and Duration
Storm Sewers and Cross Drains	10 year/24-hour
Detention/ Retention Structures	50 year/24-hour
Retention with Percolation or Detention with Filtration	100-year/24 hour

- ~~The level of service for *Public Schools* shall be set at 100 percent of Florida Inventory of School Houses (FISH) permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the LOS standard maintained at 100 percent of the school capacity. In no instance shall the school capacity increase more than 125 percent due to additional CORE (dining) capacity. Coordination with the Lake County School Board's Five-Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the concurrency service area map is required to ensure that the adopted LOS standards for concurrency service areas will be achieved and maintained.~~

Policy 1.6.2: The City of ~~Clermont~~ adopts by reference the Five-Year ~~Facilities Master Capital Plan FY 2022-2026 2016-2020~~ as formally adopted, and as amended, by the Lake County School Board. ~~on September 14, 2015 and as amended, into the City's Five Year~~

~~Schedule of Capital Improvements~~

Policy 1.6.3: The City hereby adopts the Five-Year Schedule of Capital Improvements included as **Appendix B A** of this element, which will be updated on an annual basis.

Appendix A

Rule 9J-5.0055, F.A.C., Concurrency Management System

~~(3) MINIMUM REQUIREMENTS FOR CONCURRENCY. Every jurisdiction shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development, consistent with the provisions of this Chapter.~~

~~(a) For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirements:~~

~~1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or~~

~~2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(a), F.S.]~~

~~(b) For parks and recreation facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement:~~

~~1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or~~

~~2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and~~

~~a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or~~

~~b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or~~

~~c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]~~

~~(c) For transportation facilities (roads and mass transit designated in the adopted local government comprehensive plan), at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (4)–(7) of this section:~~

~~1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or~~

~~2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program. The Capital Improvements Element must include the following policies:~~

~~a. The estimated date of commencement of actual construction and the estimated date of project completion;~~

~~b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five year schedule of capital improvements; or~~

~~3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or~~

~~4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]~~

~~5. For the purpose of issuing a development order or permit, a proposed urban redevelopment project located within a defined and mapped Existing Urban Service Area as established in the local government comprehensive plan pursuant to Section 163.3164(29), F.S., shall not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., of this chapter for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan. [Section 163.3180(8), F.S.]~~

~~6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met. [Section 163.3180(6), F.S.]~~

~~7. A development order or permit within a designated multimodal transportation district may be issued provided the planned community design capital improvements are included in a financially feasible long range schedule of improvements for the development or redevelopment time frame for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements as specified in Section 163.3180(15)(c), F.S.~~

~~(d) For school facilities, a local government shall meet the following minimum standards to satisfy the concurrency requirement:~~

~~1. For district-wide concurrency service areas:~~

~~a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or~~

~~b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.~~

~~2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(c), F.S.~~

Appendix A B

City of Clermont Five-Year Schedule of Capital Improvements, FY 2023-2027

CITY OF CLERMONT, FLORIDA FISCAL YEAR 2022						
FIVE YEAR CAPITAL PLAN						
Comprehensive Plan Element/Project	Funding Source	2023	2024	2025	2026	2027
STORMWATER MANAGEMENT						
Replacement vehicles	Stormwater Fund	-	-	-	-	119,000
Minnehaha Basin stormwater improvements	Stormwater Fund	500,000	-	-	-	-
POTABLE WATER						
Replacement vehicles-water	Water Fund	-	65,000	102,000	62,500	-
Alternative water south lake water initiative	Water Fund	100,000	100,000	100,000	100,000	100,000
East water system looping des. & const.	Water Fund	400,000	100,000	400,000	100,000	400,000
West water system improvements des. & cons	Water Fund	400,000	100,000	400,000	100,000	400,000
SANITARY SEWER						
Lift station wet well lining	Sewer Fund	60,000	60,000	50,000	50,000	-
Lift station electrical rehab	Sewer Fund	80,000	80,000	50,000	50,000	50,000
Replacement vehicles-sewer	Sewer Fund	-	-	-	73,000	119,000
Lift station pump replacement	Sewer Fund	400,000	200,000	200,000	100,000	50,000
West side gravity main lining	Sewer Fund	-	500,000	-	-	-
Lateral / manhole lining	Sewer Fund	100,000	100,000	-	50,000	50,000
Wastewater Treatment Facility expansion	Sewer Impact Fees	15,150,000	-	-	-	-
PARKS AND RECREATION						
Mainstage telescopic seating	Infrastructure Fund	630,000	-	-	-	-
4 light poles waterfront park	Infrastructure Fund	100,000	-	-	-	-
Hancock park soccer field 2	Infrastructure Fund	147,015	-	-	-	-
Pool storage building renovation	Infrastructure Fund	70,000	-	-	-	-
ARC 10 led lighting fixtures & poles north lot	Infrastructure Fund	50,000	-	-	-	-
ARC dog park	Recreation Impact Fees	350,000	-	-	-	-
Resod athletic fields	Infrastructure Fund	163,350	54,563	109,125	109,125	54,563
ARC multipurpose field	Infrastructure Fund	159,015	-	-	-	-

ARC aquatics upgrade	Infrastructure Fund	1,156,731	-	-	-	-
ARC shade structure & outdoor classroom	Recreation Impact Fees	120,000	-	-	-	-
ARC walking trail recreation area	Recreation Impact Fees	60,000	-	-	-	-
ARC replace roof	Infrastructure Fund	-	-	-	-	506,500
TOTALS		20,196,111	1,359,563	1,411,125	794,625	1,849,063

Data and Analysis

Future Land Use Element

Existing Land Use

The pattern and mix of existing land uses is indicative of the market forces and natural resource constraints, which have shaped existing development and are likely to influence future growth. Detailed existing land use was developed depicting the land use patterns in the City of Clermont as of July 2022. This was created by examining Lake County property appraiser data and parcel data from the City. It should be noted that the existing land use represents a snapshot of development patterns in July 2022.

The existing land use analysis serves as the basic framework for the future land use designations. The current distribution of existing land uses is shown in *Table 4*. Acreage tabulations were calculated utilizing Geographic Information Systems (GIS) software and exclude water bodies (5.2%) and wetlands (4.4%) from the total acreage (10,655-ac). The current land use breakdown in the City is approximately 36% residential, 7% office/commercial, 6% public/institutional, 3% industrial, 6% recreational (includes golf courses), 8% agricultural and mining, and 26% vacant. The remaining 8% consists of parks and right-of-way.

Table 4. Existing Land Use in Clermont (2022)

Existing Land Use Categories	Density/Intensity	Existing Land Use	
		Acreage	Percent
Residential:		3,380.9	35.5%
Single-Family	0-3 units per acre	3,011.9	31.6%
Mobile Home	4-6 units per acre	0.1	0.0%
Multi-Family	6 to 12 units per acre	368.8	3.9%
Office	No Residential Allowed 70% lot coverage/45' Height	142.9	1.5%
Commercial	6-9 units per acre 80% lot coverage (100 % in CBD if stormwater requirements met)/55' Height	564.2	5.9%
Industrial	No Residential Allowed 90% lot coverage/40' Height	308.4	3.2%
Public / Institutional *	Up to 12 units per acre (group homes only)/ Varying intensities based on specific use	573.6	6.0%
Recreational **	N/A	585.8	6.1%
Agricultural / Mining	N/A	778.5	8.2%
Vacant	N/A	2,486.0	26.1%
Unclassified (Parks / ROW) ***	N/A	715.7	7.5%
Totals		9,535.8	100.0%

Notes: Water bodies (554- ac) and wetlands (475-ac) were excluded from these totals. *Includes government, public, public schools/colleges. ** Includes golf courses (583-ac). *** Includes 340-ac parks (Clermont Parks and Recreation)

Sources: Lake County Property Appraiser (Retrieved: July 2022), Lake County water bodies (Retrieved: July 2022), SJRWMD wetlands (Retrieved: July 2022), City of Clermont (municipal boundaries), and ECFRPC

Population Projections

Section 163.3177, F.S., directs that the “comprehensive plan shall be based on resident and seasonal population estimates and projections. According to the definitions of Sec. 163.3164, F.S., seasonal population means “part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents, and includes tourists, migrant farm workers, and other short-term and long-term visitors.” The total seasonal population combined with the total resident population represents the “total functional population.”

Projected population is the driving force behind future facility needs and land requirements. Projected population must be taken into consideration in preparing the Future Land Use Element and the spatial requirements necessary to meet this future growth. The population estimates and projections developed by the Shimberg Center for Housing Studies were used for the Comprehensive Plan.

According to the University of Florida Bureau of Economic and Business Research (BEBR), the 2021 estimated population for the City of Clermont was 44,687. Based on population projections prepared by the Shimberg Center, by the year 2040, the City’s population is expected to reach 77,098 residents (see *Table 5*)¹. The average annual rate of population growth expected between 2022 and 2040, the planning timeframe, is approximately 4.2 percent. It should be noted, however, that the Shimberg population projections include population growth trends from 2015 through 2019 when the City and State experienced a period of increasing growth due to robust housing market.

The seasonal component in Clermont is less significant than in most Florida communities. Based on seasonal housing data from Shimberg and the average household size for Clermont, the existing number of seasonal residents in 2020 was 398, which was approximately 0.9% of the total number of residents projected for this year. Based on the same percentage of seasonal residents in 2040, the number of seasonal residents is projected to increase to 694 persons.

¹ Based on data from the 2000 and 2010 Census and population projections by University of Florida BEBR

Table 5. Clermont Population Forecast (2020 to 2040)

Year	Institutional Population	Seasonal Population*	Total Population
2020	44,301	398	44,699
2025	54,404	490	54,894
2030	63,533	572	64,105
2035	70,649	636	71,285
2040	77,098	694	77,792

Note: *Seasonal population based on seasonal housing data from Shimberg Center for Housing Studies (.09%)

Source: Shimberg Center for Housing Studies (Retrieved: July 2022)

Vacant Land Suitability Analysis

The ability of land to support development, better known as the carrying capacity, is a major determinant in land use patterns. Other than the water bodies, wetlands and limited 100-year floodplain areas, there are few natural constraints to development in Clermont. Environmental permitting requirements restrict development in pristine natural areas and preserve wildlife habitats. The purpose of this section is to identify how much of the vacant land is constrained by natural and historical resources, and to determine the extent to which development can be directed away from these constraints.

Since 2009, the City has annexed ±3,152 acres of land (±4.93 square miles) of land. Clermont contains 2,012 acres of vacant land. The amount of vacant land by future land use classification (*Table 6*) takes into account sensitive areas, such as wetlands, lakes, rights of way, and parks which serve as development constraints; therefore, this acreage is not included in the vacant acreage totals. The vacant properties within the City are primarily designated on the FLUM for mixed-use, master-planned development uses (51%), followed by residential uses (22%), and commercial uses (23%).

Table 6. Vacant Land Analysis (2022)

Future Land Use	Residential Density	Vacant (acres)	Intensity	Potential Units/Square Feet
Residential		440		
Low Density Residential	3 du/acre	415	N/A	1,245 du
Medium Density Residential	8 du/acre	21	N/A	165 du
High Density Residential	12 du/acre	4	N/A	50 du
Office	N/A	9	1.0 FAR	377,288 s.f.
Mixed-Use		1009		
Residential/Office	12 du/acre	101	0.25 FAR	1,208 du/ 1,096,294 s.f.
Master Planned Development [1]	12 du/acre	894	0.25 FAR	7,507 du/ 2,919,682 s.f.
Downtown Mixed-Use	25(40)[2] du/ acre	14	3.0 FAR	355 (568) du/ 1,856,830 s.f.
Commercial	12 du/acre	454	0.25 FAR	5,448 du / 4,944,172 s.f.
Industrial	N/A	78	1.0 FAR	3,379,619 s.f.
Public/Institutional	N/A	23	0.25 FAR	253,935 s.f.
Parks	N/A	0	N/A	N/A
Conservation	N/A	0	N/A	N/A
Totals		2,012		16,192 du [3] /14,827,820 s.f.

Notes:

Vacant land totals exclude undevelopable areas such as wetlands, lakes, rights of way, and parks.

[1] Percentage breakdown is per Comprehensive Plan project with numbers based on assumption 70% residential and 30% non-residential

[2] 40 dwelling units per acre based on meeting density bonus provisions of 122-249 in Code of Ordinances

[3] Based on density bonus in Downtown Mixed-Use

Sources: Future Land Use Element, Lake County Property Appraiser, ECFRPC, and 2022 Code of Ordinances Sec. 122-249 (Retrieved: July 2022)

Projected Land Use Needs

This section of the Future Land Use Element projects the amount of land for different land uses necessary to accommodate future population growth. The methodology used to project the future demand for the various land uses was based on the current proportion of land use acreage to population.

Future Residential Land Use

The City has designated 5,534 acres of residential land (*Table 7*) on the Future Land Use Map (*Figure 1*). The proportion of acreage of land use to population, and the housing needs identified in the Housing Element were used to determine future residential land use needs. The Housing Element identified the need for a total of 25,129 dwelling units by 2040 (*Table 13*). This number reflects current units plus the additional units needed to accommodate projected population growth. Of

the housing units, a need for 19,882 units for single-family (79%) and 5,247 units for multi-family (21%) has been projected. The distribution between single-family and multi-family is based upon the current (2020) distribution (79% single-family).

The amount of developable residential lands by land use category and the holding capacity of those lands are detailed in *Table 6*. Based on the acreage of vacant land designated as residential in the Future Land Use Map (*Figure 1*), including the assumption of the Master Planned Development future land use being 70% residential, while excluding residential development permitted in non-residential classification, the City could accommodate an additional 16,192 dwelling units by 2040 (*Table 6*) within its current jurisdictional boundaries. This developable capacity in addition to 2020 housing unit total of 14,937 (*Table 10*) accommodates the projected housing demand of 25,129 (*Table 13*).

Table 7. Proportion of FLUM Categories Assigned to Residential, Business, and Public/Institutional Uses

Future Land Use Categories	Total Acreage	Residential		Business		Public / Institutional	
		Max. %	Acres	Max. %	Acres	Max. %	Acres
Residential	3,344						
Low Density	2,803	85%	2,382	15%	420	15%	420
Medium Density	432	85%	367	15%	65	15%	65
High Density	109	85%	93	15%	16	15%	16
Office	45	0%	-	100%	45	5%	2
Mixed-Use	3,721						
Residential/Office	139	65%	91	35%	49	35%	49
Downtown Mixed-Use	73	30%	22	70%	51	30%	22
Master Planned Development	3,509	70%	2,456	30%	1,053	30%	1,053
Commercial	1,232	10%	123	90%	1,103	0%	-
Industrial	177	0%	-	100%	177	0%	-
Public/Institutional	467	0%	-	0%	-	100%	467
Parks	187	0%	-	0%	-	100%	187
Conservation	7	0%	-	0%	-	100%	7
Totals	9,180		5,534		2,979		2,287

Note: Acreages exclude water bodies and wetlands

Sources: FLUM: City of Clermont (Retrieved July 2022), Water Bodies: Lake County (Retrieved July 2022), Wetlands: SJRWMD (Retrieved July 2022)

The increase in available lands for higher density residential development, in addition to expected future annexations of residential lands, will address the future demand for residential land use. Residential development will be accommodated based on the following ranges of density (see mixed-use categories below for additional areas of residential):

- Low Density Residential – Up to 3 dwelling units per acre
- Medium Density Residential – Up to 8 dwelling units per acre
- High Density Residential – Up to 12 dwelling units per acre.

Future Commercial Land Use

The commercial category will primarily consist of commercial and office uses. Projections of future commercial land were based on the current ratio of land use to population. Based on the 2020 population estimate of 44,301 (*Table 2*) and 707 acres of existing commercial and office land uses (*Table 4*), the ratio is currently 16 commercial acres per 1,000 residents. This ratio includes the commercial development included within mixed-use areas.² Applying the 2020 ratio to the 2040 population projection of 77,098 (*Table 2*), the City would need a total of almost 1,234 commercial acres.

This need can be met in a couple of ways. The FLUM shows 1,277 acres in the commercial and office land use categories. When including the commercial acreage allowable in the mixed-use land use categories (1,153 acres), the FLUM provides approximately 2,430 acres. For Clermont to serve as a regional commerce center, the City will need to increase its commercial/office land area. This need could be met through careful consideration of the ratio of commercial to residential uses within annexed properties with the Master Planned Development future land use.

Future Industrial Land Use

Industrial land use projections were calculated using the same basic methodology as described above for commercial lands. Currently, there are approximately 308 acres of developed industrial lands within the City of Clermont (*Table 4*), or seven acres for every 1,000 residents. The FLUM provides 177 acres for industrial uses, or 2 acres per 1,000 projected residents in 2040.

Future Public/Institutional Land Use

It is difficult to forecast a need for public and institutional uses because the provision of these uses is based upon such unknown factors as funding for capital facilities and long-range public-school needs. The City has determined that the 467 acres of exclusive public/institutional land use, along with the acreage allowed in almost all the other land use categories, is appropriate to ensure that such facilities and services are located near the population they are intended to serve.

Future Recreation Land Use

Based on the analysis of recreation and open space needs identified in the Recreation and Open Space Element, the City of Clermont established a level of service of 10 acres of park land per 1,000 residents. If the population reaches the projected 77,098 by 2040, the City will need approximately 778 acres of park and open space to meet future recreation demands. The City currently has approximately 505 acres of parklands available to residents based on Clermont Parks and

² Assumes Master Planned Development at 30% commercial/office

Recreation data³. An additional 273 acres of parklands would be needed to meet the 2040 projected demand based on the current level of service (LOS). The Wellness Way Area Plan Initiative will add approximately 91 acres of passive and active recreation land based on a 30% open space requirement. This brings the parklands total to 596 acres.

The current LOS is generous considering the LOS standards for other local communities reviewed ranged from 1.7 to 6.0 acres of parks per 1,000 residents. If the City desires to keep the higher LOS, it is recommended that shortfalls be compensated for by dedication of parkland to the public by large Master Planned Development projects. Additional parks measures, such as park location, recommended by ParkScore⁴ and Safe Routes to Parks⁵ can be addressed through public engagement during the planned comprehensive plan rewrite to begin in 2023.

Future Conservation Land Use

This land use category includes those lands that contain valuable and threatened natural resources, such as floodplains, estuarine properties, and unique ecological communities. Several areas in the western portion of the City have already been designated as conservation, but there may be other noteworthy areas identified in the future which may be considered for conservation designation on the Future Land Use Map (*Figure 1*). Additional conservation lands can be anticipated with annexations of natural resources.

Future Mixed-Use Land

As noted in the Future Commercial Land Use section, in addition to the more traditional commercial land use category, the City is establishing other categories that would support commercial development in a mixed-use setting.

The City and residents have determined that future growth will focus on a strategy that incorporates both infill/redevelopment principles, in addition to physical expansion of jurisdictional boundaries. The infill/redevelopment strategy will result in increased development densities and intensities, which will need to be directed to the appropriate areas where public facilities and services can support it.

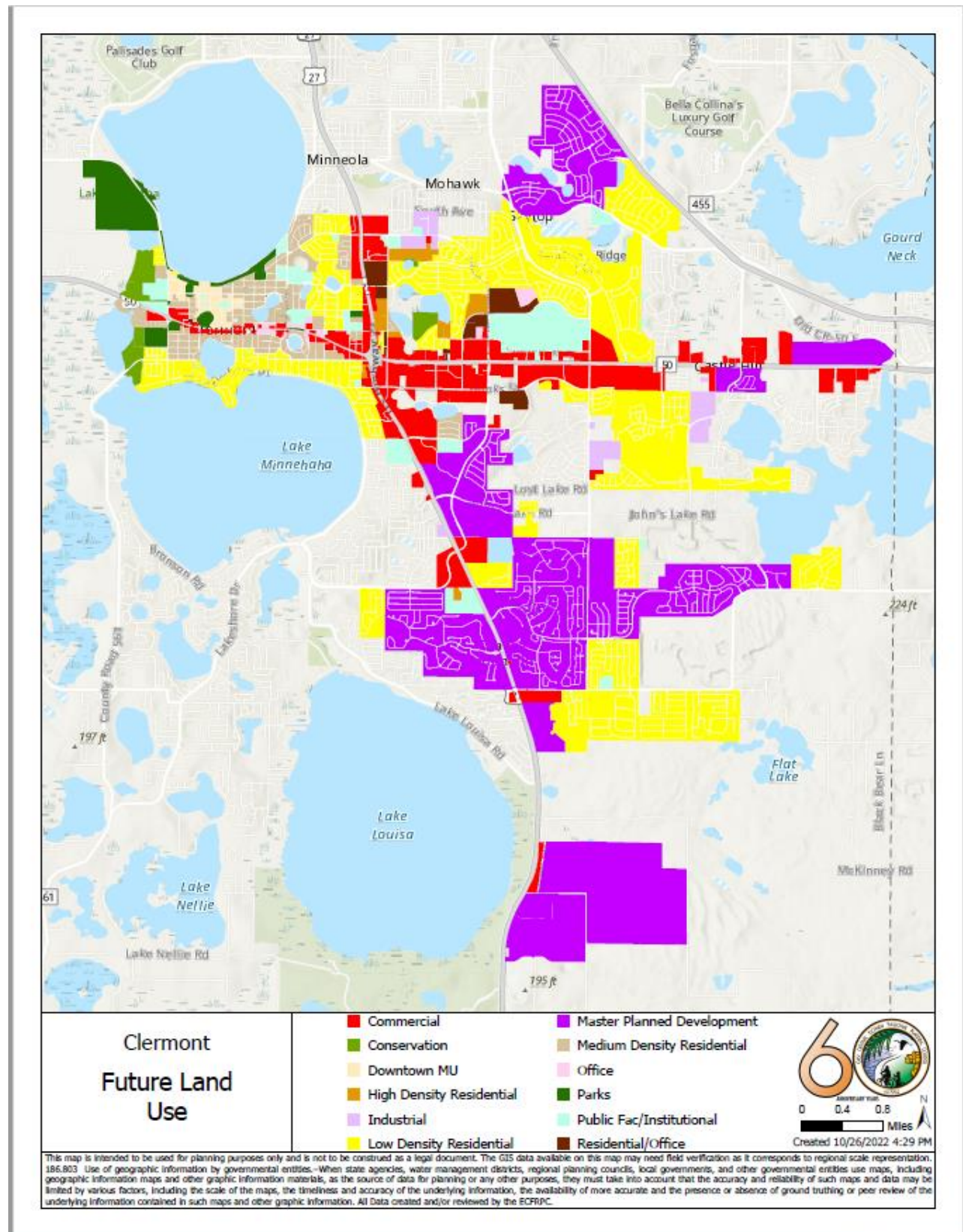
The main areas where the City expects this intensification to occur are the historic downtown area and along SR 50 and US 27. These two areas have functioned as commercial centers for a regional market and are expected to be reinforced as mixed-use nodes with a balanced mix of commercial, office, institutional, recreation, and residential uses.

³ This total includes 165 acres of parks available from institutional partners.

⁴ <https://www.tpl.org/parkscore/about>

⁵ <https://www.saferoutespartnership.org/healthy-communities/saferoutestoparks>

Figure 1. Future Land Use Map (July 2022)



Capital Improvements Element

References to Chapter 9J-5 were removed, including Appendix A. School LOS was removed due to an interlocal agreement with Lake County Schools. The Five-Year Capital Plan was recently was updated to include FY 2023-2027.

Housing Element

The Housing Element analyzes the present condition of housing within the City by examining the characteristics and conditions of the current housing stock as well as an analysis of housing trends and future needs.

Data Sources

The primary source of statistical information was the U.S. Census Bureau American Community Survey 2016-2020 5-year estimates based on the 2000 U.S. Census. The University of Florida Shimberg Center for Housing Studies and the Bureau of Economic and Business Research (BEBR) have also provided relevant information to aid in the updating process. The Lake-Sumter Metropolitan Planning Organization (MPO) 2022 Systems Performance Evaluation State of the System Report and the 2020 Florida Department of Transportation (FDOT) Quality/Level of Service (Q/LOS) Handbook provided updates to include the latest available traffic data (2022). While some communities can use the 2000 Census information and assume that conditions are still applicable, the City of Clermont knows that much change has occurred since the last Census. As noted in the inventory section of this element, the City population grew by 54% between 2010 and 2020 (*Table 2*). More than half of the housing units (67%) in the City were built within that time (*Table 8*).

Growth Trends

The City of Clermont is predominately a residential community of 44,687 residents, according to BEBR's April 1, 2021 estimate. *Table 2* shows population estimate and projection figures for the City and the County from 2010 to 2040. The City (54%) experienced more than double the increase in population of the County (23%) between 2010 and 2020. The City (74%) is expected to continue to outpace the County (37%) projected population growth over the next two decades (2020 to 2040). The following sections analyze the effect of predicted population growth on the provision of housing over the upcoming two decades.

Existing Housing Characteristics

This section analyzes characteristics of existing housing stock in the City, including housing age, type, tenure, and construction activity.

Age of Housing Stock

The age of the housing stock is important because the age of the housing has a direct impact on housing conditions. As homes get older, maintenance becomes an issue.

The City experienced an approximate doubling of housing increases until construction activity exploded in 2000. Housing unit construction activity averaged 437 units per year between 2000 and 2020. As seen in *Table 8*, nearly half (48%) of the City's current housing stock was built between 2000 and 2009 and one-third of the units were built prior to 2000.

Table 8. Age of Housing Stock, Lake County and Clermont

Year Housing Built	Lake County		Clermont	
	Units	%	Units	%
2014-2020	10,990	8.0	1,774	13.6
2010-2013	4,848	3.5	722	5.5
2000-2009	36,479	26.5	6,253	48.0
1980-1999	51,421	37.4	2,462	18.9
1960-1979	22,766	16.6	933	7.2
1940-1959	7,829	5.7	583	4.5
1939 or earlier	3,113	2.3	305	2.3
Totals	137,446	100	13,032	100

Sources: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates (Retrieved: August 2022)

Housing Construction Activity

The City of Clermont tracks housing construction activity through the building permit process. A summary of building activity is reported to the U.S. Census Bureau in "Reports of Building or Zoning Permits Issued and Local Public Construction" (Form C-404). *Table 9* presents housing construction activity by type of housing units permitted. The City issued building permits for approximately 5,601 single family dwelling units and 1,307 multi-family units between April 2013 and March 2021. Housing construction in Clermont reached a peak in 2016, when 1,194 units were built, then slowed to less than half of that with 567 units in 2020.

Table 9. Clermont Housing Construction Activity (2013 to 2021)

Year	Single Family		Multi-Family		Total
	Units	%	Units	%	
2013-2014	534	9.5%	135	10.3%	669
2014-2015	690	12.3%	87	6.7%	777
2015-2016	759	13.6%	230	17.6%	989
2016-2017	988	17.6%	206	15.8%	1,194
2017-2018	998	17.8%	4	0.3%	1,002
2018-2019	638	11.4%	227	17.4%	865
2019-2020	703	12.6%	142	10.9%	845
2020-2021	291	5.2%	276	21.1%	567
Totals	5,601	100.0%	1,307	100.0%	6,909

Note: The table includes the annexation of 110 residential structures on 337 acres.

Source: City of Clermont, 2022

Dwelling Units by Type

Table 10 shows that in 2020, approximately 74 percent of the City's housing stock was comprised of single-family detached homes, 24 percent were multifamily units (attached, duplex and multi-family), and almost 2 percent were mobile homes. There was a 26 percent increase in the percentage of Clermont's single-family homes between 2010 and 2020 and a substantially greater increase in the percentage of multi-family and mobile home units (44%) for the same time period. The City has half the percentage of mobile homes as the County.

The City experienced more than double the County's housing growth in the 2010 to 2020 decade (see Table 11). Single-family attached units nearly doubled with the most growth in 50 or more units (greater than tenfold) followed by the 10-to-19-unit structure category. The greatest decline occurred in duplex structures.

Table 10. Housing Units by Type, Lake County and Clermont (2010 and 2020)

Type of Unit	2010				2020			
	Lake County		Clermont		Lake County		Clermont	
	Units	%	Units	%	Units	%	Units	%
1 unit, detached	90,939	64.2	8,827	76.8	107,206	66.9	11,100	74.3
1 unit, attached	2,957	2.1	373	3.3	4,096	2.6	719	4.8
2 units	2,710	1.9	452	3.9	1,993	1.2	219	1.5
3 or 4 units	3,314	2.3	338	2.9	4,066	2.5	332	2.2
5 to 9 units	2,852	2.0	418	3.6	3,644	2.3	475	3.2
10 to 19 units	2,608	1.8	251	2.2	4,147	2.6	908	6.1
20 to 49 units	2,640	1.9	400	3.5	2,946	1.8	324	2.2
50 or more units	1,295	0.9	54	0.5	2,455	1.5	609	4.1
Mobile Home	32,032	22.6	380	3.3	28,911	18.0	251	1.7
Boat, RV, van, etc.	221	0.2	-	-	773	0.5	-	-
Total Units	141,568	100.0	11,493	100.0	160,237	100.0	14,937	100.0

Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates (Retrieved: August 2022)

Table 11. Change in Housing Units by Type, Lake County and Clermont (2010 and 2020)

Type of Unit	Lake County			Clermont		
	2010	2020	% change	2010	2020	% change
1 unit, detached	90,939	107,206	17.9%	8,827	11,100	25.8%
1 unit, attached	2,957	4,096	38.5%	373	719	92.8%
2 units	2,710	1,993	-26.5%	452	219	-51.5%
3 or 4 units	3,314	4,066	22.7%	338	332	-1.8%
5 to 9 units	2,852	3,644	27.8%	418	475	13.6%
10 to 19 units	2,608	4,147	59.0%	251	908	261.8%
20 to 49 units	2,640	2,946	11.6%	400	324	-19.0%
50 or more units	1,295	2,455	89.6%	54	609	1027.8%
Mobile Home	32,032	28,911	-9.7%	380	251	-33.9%
Boat, RV, van, etc.	221	773	249.8%	-	-	-
Total Units	141,568	160,237	13.2%	11,493	14,937	30.0%

Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates (Retrieved: August 2022)

Dwelling Units by Tenure

According to U.S. Census Bureau 2020 American Community Survey 5-Year Estimates data, approximately 87% of the housing units in Clermont were occupied (*Table 12*). Of the City's 13,032 occupied housing units 9,254 were owner-occupied (62%) and 3,778 (25%) were renter-occupied. By comparison, 64% of all occupied housing units in the County were owner-occupied.

At the time of the 2020 Census, 13% of the City's housing units were found to be vacant (including seasonal units). This figure was lower than in the County, where vacant housing accounted for 14% of all dwelling units. Of the 1,905 vacant units, 719 were seasonal units. There were no migrant worker units in the City in 2020; therefore, the net total of vacant units in Clermont in 2020 was 1,186 of the permanent units (8% vacancy).

Table 12. Housing Units by Tenure, Lake County and Clermont (2010 and 2020)

Dwelling Units by Tenure	2010				2020			
	Lake County		Clermont		Lake County		Clermont	
	Units	%	Units	%	Units	%	Units	%
Total Dwelling Units	141,568	100	11,493	100	160,237	100	14,937	100
Total Occupied Units	117,544	83.03	10,072	87.64	137,446	85.78	13,032	87.25
Owner Occupied Units	92,476	65.32	7,588	66.02	103,269	64.45	9,254	61.95
Renter Occupied Units	25,068	17.71	2,484	21.61	34,177	21.33	3,778	25.29
Total Vacant Units	24,024	16.97	1,421	12.36	22,791	14.18	1,905	12.75
Vacant – For Rent	4,275	17.79	220	15.48	3,080	13.56	823	43.2
Vacant – For Sale Only	4,919	20.48	313	22.03	2,655	11.69	74	3.88
Rented/Sold, Not Occupied	1,675	6.97	177	12.46	2,049	9.02	93	4.88
Seas., Recreational, Occas. Use	10,248	42.66	565	9.76	12,257	53.95	719	37.74
For Migrant Workers	52	0.22	0	0	0	0	0	0
Other Vacant	2,855	11.88	146	10.27	2,750	12.1	196	10.29

Source: U.S. Census Bureau 2020 American Community Survey 5-Year Estimates (Retrieved: August 2022)

Projected Housing Needs

Housing need projections are typically prepared by Florida Housing Data Clearinghouse (FHDC), and are based on household projections, household income, and housing costs. However, based on the recent housing market fluctuations, FHDC has pulled the projections from their website and are recommending that the individual jurisdictions do their own housing needs projections. The following sub-sections include projections based on past trends and Shimberg estimates.

Housing Type and Tenure

There were 14,937 housing units (13,032 permanent and 719 seasonal) in the City in 2020 (*Table 12*). Shimberg Center for Housing Studies forecasts 25,129 households (17,164 owners and 7,965 renters) by 2040 (*Table 13*). This represents a demand for approximately 10,192 housing units by 2040 based on the 2020 inventory of 14,937 housing units.

Table 13. Projected Housing Demand by Type (2010 to 2040)

Housing Type	Estimated		Projected			
	2010	2020	2025	2030	2035	2040
Single Family	9,200	11,818	14,280	16,568	18,304	19,882
Multi-family	2,294	3,119	3,768	4,372	4,830	5,247
Total Units	11,494	14,937	18,048	20,940	23,134	25,129

Note: Single Family includes single family detached, mobile homes, and other.

Source: Shimberg Center for Housing Studies, 2020 Estimate (Summary), U.S. Census Bureau 2020 American Community Survey 5-Year Estimates (Retrieved: August 2022)

Table 14. Projected Housing Demand by Tenure (2010 to 2040)

Tenure Type	Estimated		Projected			
	2010	2020	2025	2030	2035	2040
Owner-Occupied	6,649	8,073	12,400	14,334	15,791	15,791
Renter-Occupied	2,176	3,295	5,648	6,606	7,344	7,344
Total Occupied Units	8,825	11,368	18,048	20,940	23,135	25,129

Source: Shimberg Center for Housing Studies, 2020 Estimate (Summary), U.S. Census Bureau 2020 American Community Survey 5-Year Estimates (Retrieved: August 2022)

Housing tenure (*Table 14*) shows a decreasing trend in ownership with renter occupied housing increasing from 25% in 2010 to 29% in 2020. Projections show renter increase to 32% in 2030 through 2040.

Transportation Element

In 2017, the Florida Department of Transportation (FDOT) set an automobile mode level of service target during peak travel hours of “D” in all urbanized areas, which includes the City boundaries, through Policy 000-525-006-c Level of Service Targets for the State Highway System. Additionally, FDOT will work with local governments to establish appropriate level of service targets for multimodal mobility and system design. This update is reflected in Transportation and Capital Improvements Element LOS policies.

The Lake-Sumter Metropolitan Planning Organization (LSMPO) analyzed 2022 traffic data to compare traffic volumes to the capacity thresholds outlined in the 2020 FDOT *Quality/Level of Service (Q/LOS) Handbook*. The 2022 *LSMPO Congestion Management Process (CMP) State of the System Report* evaluated the Level of Service (LOS), Volume to Capacity (V/C) ratio, and congestion rating for each roadway for existing year 2022 and future year 2027 to coincide with the current five-year Transportation Improvement Program. Data and analysis from the 2022 *LSMPO Congestion Management Process (CMP) State of the System Report* for Lake County and Clermont is summarized in the following sections to provide a current estimate and short-term, five-year conditions for roadway LOS. Growth rates are determined solely based on historical traffic trends; individual planned developments within Lake and Sumter Counties are not accounted for in the applied growth rates. Long-term projections will be provided and evaluated in the Mobility Element Data and Analysis in the Comprehensive Plan rewrite in 2023.

Level of Service

LOS characterizes traffic flow, ranging from reasonably free flow (LOS B) to forced or breakdown flow (LOS F). Roadway segment characteristics that affect the allowable service volume for each LOS standard include number of lanes, median types, presence of turn lanes, posted speed limits, and area types (urban or rural). Lake County daily LOS calculations for existing 2022 conditions are summarized in *Table 15* and were based on the traffic data from the Lake County Annual Traffic Count Reports and characteristics of the functionally classified roadways included within the CMP network.

Table 15. Lake County Roadway LOS Summary (2022)

	LOS B	LOS C	LOS D	LOS E	LOS F
Roadway Miles	220	380	82	6	19
	31%	54%	11%	1%	3%
Change from 2021	--	+1%	-3%	+1%	+1%
Million Vehicle-Miles Traveled (MVMT)	506	2059	343	32	141
	16%	67%	11%	1%	5%
Change from 2021	+1%	+7%	-9%	--	+1%

Source: LSMPO CMP 2022 State of the System Report (Table 1)

A five-year, short-term forecast based on historic traffic data of individual roadway segments was utilized to estimate 2027 traffic volumes. The projected daily LOS calculations for Lake County are summarized in *Table 16*. The 2027 evaluation included improvements funded for construction within the current five-year work program and TIP. Approximately 5% of roadway miles and 7% of vehicle-miles traveled in Lake County are expected to operate with LOS E or LOS F.

Table 16. Lake County Projected Roadway LOS Summary (2027)

	LOS B	LOS C	LOS D	LOS E	LOS F
Roadway Miles	211	363	102	5	26
	30%	51%	14%	1%	4%
Million Vehicle-Miles Traveled (MVMT)	741	1,875	466	36	209
	22%	57%	14%	1%	6%

Source: LSMPO CMP 2022 State of the System Report (Table 3)

The adopted LOS standard in Lake County is LOS D for roadway segments partially or wholly within urban areas (as defined by the latest census) and the adopted LOS standard for roadway segments in all other areas is LOS C. Existing (2022) and projected (2027) traffic volumes were compared to Maximum Service Volume (MSV) at the adopted LOS standards for each respective roadway facility based on the County standards. Total miles and million vehicle-miles traveled (MVMT) operating below the adopted LOS standard are summarized in *Table 17*.

Approximately 10% of roadway miles in Lake County exceed their adopted LOS service capacity in 2022 with that percentage increasing to 11% in year 2027. These roadway segments result in approximately 22% of MVMT occurring on segments exceeding their adopted LOS service capacity in 2022 and decreasing to 17% in year 2027. LSMPO reports this decrease is due mostly to a planned Turnpike segment widening that increases service capacity for 2027.

Table 17. Lake County Roadways with Volumes Exceeding Adopted LOS (2019 to 2022)

	2019	2020	2021	2022	2022 Percent County-wide	2027	2027 Percent County-wide
Miles	79	80	70	71	10.00%	79	11.10%
MVMT	800	829	694	673	21.80%	558	16.80%

Source: LSMPO CMP 2022 State of the System Report (Table 5)

Changes in Congestion

Roadway corridors within the CMP transportation network were categorized as not congested, approaching congestion, congested, or extremely congested based on the following criteria which is outlined in the CMP Policies and Procedures Manual:

- *Not Congested* – Operating at an acceptable LOS
- *Approaching Congestion* – Operating between 90% and 100% of LOS Standard
- *Congested* – Exceeding 100% of LOS Standard but less than 108% of LOS E
- *Extremely Congested* – Exceeding 108% of LOS E (physical capacity)

Forty-five Lake County roadway segments were found to exhibit a different congestion rating with the inclusion of 2022 data than they exhibited with data through 2021. For most of these segments, a relatively normal increase or decrease in peak hour traffic volumes resulted in a V/C ratio that crossed one of the thresholds for determining congestion rating (i.e. V/C ratio increased from 0.88 – Not Congested to 0.92 – Approaching Adopted LOS Threshold). For some, the inclusion of 2022 traffic data increased or lowered the historical growth rate on a given roadway segment, thus increasing or reducing the future (2027) traffic volume projections to above or below one of the thresholds for determining congestion rating. Some segments with committed improvements identified in year 2022 had lower congestion ratings for future (2027) conditions. The following segments with committed improvements show as being Congested in year 2022, but are expected to have sufficient capacity by year 2027 with the committed improvements:

- CR 466A from Timbertop Lane to CR 468/Rose Avenue (Widen from 2 lanes to 4 lanes)
- Hartwood Marsh Road from US 27 to Hancock Road (Widen from 2 lanes to 4 lanes)
- SR 91 (Florida Turnpike) from US 27/SR 25 to US 27/SR 25/SR 19 Interchange (Widen from 4 lanes to 8 lanes)
- SR 91 (Florida Turnpike) from US 27/SR 25/SR 19 Interchange to Orange County Line (Widen from 4 lanes to 8 lanes)

Lake-Sumter MPO Summary

The LSMPO reported the Lake County Roadway network has seen minimal change in system-wide LOS over the past four years. Additionally, the roadway network has seen minimal change in miles of roadway operating over the LOS standard between 2021 and 2022, with decreases in vehicle-miles traveled in 2021 and 2022 below what was observed in 2019. This trend is expected to continue based on committed capacity improvements.

Public Facilities School Element

Public schools are addressed in the Capital Improvements, Future Land Use, and Intergovernmental Coordination elements. The City has an Interlocal Agreement for school planning and siting which provides the guidelines for school concurrency.

Capital Improvements Element

Policy 1.6.2: The City of ~~Clermont~~ adopts by reference the Five-Year ~~Facilities Master Capital Plan FY 2022-2026 2016-2020~~ as formally adopted by the Lake County School Board. ~~on September 14, 2015 and as amended, into the City's Five Year Schedule of Capital Improvements~~

Future Land Use Element

Chapter 163.3177 (Required and optional elements of the comprehensive plan) requires the Future Land Use Element to:

- Encourage the location of schools proximate to urban residential areas to the extent possible.
- The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

These requirements are addressed in the following policies:

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.

Intergovernmental Coordination Element

Chapter 163.3177 (Required and optional elements of the comprehensive plan) requires the Intergovernmental Coordination Element to:

The intergovernmental coordination element shall also state principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards and other units of local government providing facilities and services but not having regulatory authority over the use of land. In addition, the intergovernmental coordination element must describe joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

3. Within 1 year after adopting their intergovernmental coordination elements, each county, all the municipalities within that county, the district school board, and any unit of local government service providers in that county shall establish by interlocal or other formal agreement executed by all affected entities, the joint processes described in this subparagraph consistent with their adopted intergovernmental coordination elements. The agreement must:

a. Ensure that the local government addresses through coordination mechanisms the impacts of development proposed in the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region, and the state. The area of concern for municipalities shall include adjacent municipalities, the county, and counties adjacent to the municipality. The area of concern for counties shall include all municipalities within the county, adjacent counties, and adjacent municipalities.

b. Ensure coordination in establishing level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

These requirements are addressed in the following objectives and policies:

Objective 1.2: Impacts of Development. The City shall ensure that the impacts of development proposed in the City's comprehensive plan are coordinated with adjacent municipalities, Lake County, the Lake County School Board, the ECFRPC's Strategic Regional Policy Plan, the Lake-Sumter Metropolitan Planning Organization (MPO), and the state.

Policy 1.2.1: The City shall notify Lake County and adjacent municipalities as part of the development review process when impacts of a development may impact those jurisdictions.

Policy 1.2.2: The City shall coordinate with the ECFRPC and other applicable governmental agencies when developments requiring Chapter 380, Florida Statutes review are within the City's jurisdiction.

Policy 1.2.3: The City shall coordinate transportation planning activities with the

Florida Department of Transportation (FDOT), ECFRPC, Lake-Sumter MPO, Lake County and the adjacent municipalities to protect and preserve necessary future rights-of-way.

Policy 1.2.4: The City shall coordinate planning activities with the FDOT, the Florida Department of Agriculture, the ECFRPC, the Lake-Sumter MPO and Lake County to establish mechanisms for delineation and adoption of corridor roadway systems in and around the City of Clermont.

Objective 1.6: Housing and Recreational Facilities. The City shall provide appropriate mechanisms to coordinate information and programs for the provision of housing and recreational facilities.

Policy 1.6.3: The City shall continue to coordinate with officials of the Lake County School Board to ensure provision and availability of necessary infrastructure and utilities consistent with location and construction of new educational facilities and/or improvements to existing facilities.

Policy 1.6.4: The City shall engage in efforts with Lake County and the Lake County School Board for procurement, operation and maintenance of parks and recreation facilities.

Objective 1.7: School Coordination. The City of Clermont will coordinate with the Lake County School Board with regard to school siting criteria, collocation of facilities and planning coordination within one year of the adoption of this element.

Policy 1.7.1: The City and the Lake County School Board shall discuss and coordinate development plans for expansion of existing schools or development of new education facilities within the City to assure such activities are consistent with growth management directives established within the City's comprehensive plan. Issues shall include the impacts of facilities on adopted LOS standards established for public school facilities, transportation, potable water, wastewater, drainage and solid waste services.

Policy 1.7.2: The City shall provide the Lake County School Board with information regarding proposed new developments to assist its efforts in planning new schools and to solicit its review comments.

Policy 1.7.3: The City shall abide by and enforce the interlocal agreement between the City and the Lake County School Board to require cooperation in terms of population projection and school siting.

Policy 1.7.4: The Lake County School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

Policy 1.7.5: The Lake County School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

Policy 1.7.6: The City shall provide to the Lake County School Board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, student enrollment projections or school facilities.

Policy 1.7.7: The City shall allow a member of the Lake County School Board to sit as an ex-officio member on the Local Planning Agency and comment on proposals that have the potential to increase density.

Policy 1.7.8: The City will take part in the Lake County Educational Concurrency Review Committee established by Lake County, Lake County School Board and the municipalities of Lake County that shall meet at least annually as outlined in the interlocal agreement between Lake County, Lake County School Board and municipalities for school facilities planning and siting, and will hear reports and discuss issues concerning school concurrency.

Policy 1.7.9: The City will take part in the Joint Staff School Concurrency Review Group, comprised of staff of Lake County, the municipalities of Lake County, and the Lake County School Board, that shall meet at least quarterly, as outlined in the interlocal agreement between Lake County, Lake County School Board and the municipalities of the county, for school facilities planning and siting, to discuss issues concerning school concurrency. These issues shall include but not be limited to land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The Lake County School Board staff shall be responsible for making meeting arrangements.

Policy 1.7.10: The City will provide full cooperation and coordination with the Lake County School Board, as needed, to coordinate planning activities and maximize the use of available public facilities.

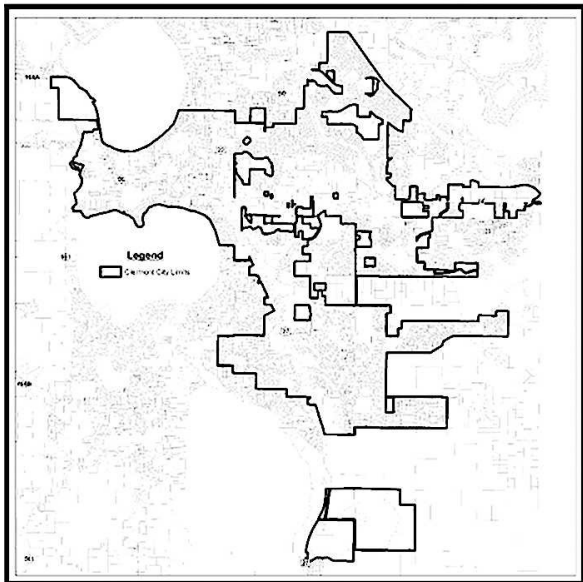
Policy 1.7.11: The City will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the City determine its long-term recreation needs.

CITY OF CLERMONT EVALUATION & APPRAISAL REPORT ORDINANCE NO. 2023-001

On Tuesday, December 6, 2022 at 6:30 PM the Planning and Zoning Commission will consider the proposed ordinance. The introduction and transmittal of the proposed ordinance to Florida Department of Economic Opportunity will be heard by the City Council on Tuesday, December 13, 2022 at 6:30 PM

ORDINANCE NO. 2023-001

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



All meetings will be held in Clermont City Hall, 1st floor Council Chambers, located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

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

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