

City of Clermont
MINUTES
CITY COUNCIL WORKSHOP
January 17, 2023

CALL TO ORDER

The City Council met in a workshop session on Tuesday, January 17, 2023 in the Clermont City Council Chambers. The workshop was called to order at 6:31 pm with the following Council Members present: Mayor Murry, Council Members Pines, Entsuah, Gonzalez, and Purvis.

Planning and Zoning Commission Members present were Jane McAllister, Vincent Niemiec, Dieter Grube, and Matthew Norton.

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

OPENING COMMENTS

Development Services Director Henschel stated that in March of 2022, the city worked with the East Central Florida Regional Planning Council (ECFRPC) on the Evaluation Appraisal Report, which will be presented to Council in February for final acceptance. City staff has asked the ECFRPC to assist in reviewing the city's Comprehensive Plan. Mr. Henschel provided an explanation of a Comprehensive Plan and stated the process should take about 18 months to complete.

Mr. Henschel introduced Brenda Defoe-Surprenant and Michelle Morrison from the East Central Florida Regional Planning Council (ECFRPC).

AGENDA ITEM

Review of Comprehensive Plan Process

Brenda Defoe-Surprenant, Director of Planning, gave a presentation on the general framework of the Comprehensive Plan rewrite and outreach.

The Comprehensive Plan is required by state statute and is meant to review the City's needs today and assess needs for the future. Ms. Defoe-Surprenant reviewed the required elements within a Comprehensive Plan and how those filter into goals and policies and ultimately into the City's Land Use Code.

The process can be divided into three tasks which consists of: community engagement, comprehensive plan recommendation report and comprehensive plan redevelopment /update. Reviewed all three tasks to include the steps that could be taken to complete each task.

ECFRPC is currently working on a Joint Planning Area (JPA) project with Lake County regarding conservation strategy. The project is piloting through Groveland to design the framework and will then roll out to other municipalities in Lake County and beyond.

Ms. Defoe-Surprenant reviewed a general timeline of a Comprehensive Plan review.

City Attorney Mantzaris explained that when reviewing any land use decisions, it is important to be consistent with the comprehensive plan. When creating or revising a comprehensive plan, review the future of the city. The comprehensive plan allows the flexibility or restrictions on future land use decisions.

Discussion ensued between City Council, Planning and Zoning Board members and staff regarding property rights, density and intensity of land for future building. They discussed working with Lake County on having developers annex into the city before building in Lake County, if they are within a certain radius of the city limits.

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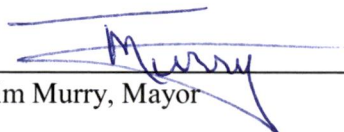
The plan is to present this to Council in February to obtain direction on moving forward, consideration of community engagement, and scope of work to prepare a contract with ECFRPC for the review process.

CLOSING COMMENTS

City Manager Bulthuis explained this presentation was introductory to the Comprehensive Review process so that City Council and Planning & Zoning Board members are fully informed.

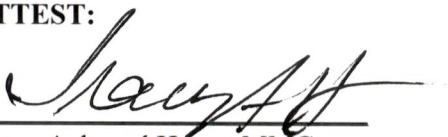
ADJOURN: With no further comments, this workshop adjourned at 7:40 pm.

APPROVED:



Tim Murry, Mayor

ATTEST:



Tracy Ackroyd Howe, MMC
City Clerk

