



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, October 4, 2016
City Hall – 685 W. Montrose Street, Clermont, FL**

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

Approval of the September 12, 2016 Planning and Zoning meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Resolution 2016-41
*Hayes Brothers Funeral Home
Conditional Use Permit*

Request for a conditional use permit to allow a funeral home in the C-1 Light Commercial zoning district located at 191 W. Broome Street.

Item 2 - Ordinance 2016-39
*Headquarter Mazda
Comprehensive Plan Amendment*

Request to change the future land use from Lake County Commercial to City of Clermont Commercial for property located at 17500 Highway 50.

Item 3 - Ordinance 2016-41
*Headquarter Mazda
Rezoning*

Request to change the zoning from Urban Estate to Commercial for property located at 17500 Highway 50.

Item 4 - Ordinance 2016-40
*Density Amendment
Comprehensive Plan Amendment*

Request to amend the Future Land Use Element of the Comprehensive Plan for the Downtown Mixed Use future land use category.

Discussion of Non-Agenda Items

ADJOURN

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

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

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

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, October 4, 2016
City Hall – 685 W. Montrose Street, Clermont, FL

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 1

The meeting of the Planning and Zoning Commission was called to order Monday, September 12, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, and Tony Hubbard. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held June 13, 2016 were approved as written.

MINUTES of the Planning and Zoning Commission meeting held August 2, 2016 were approved as written.

REPORTS

There were no reports.

1. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow an adult daycare in the M-1 Industrial zoning district.

PROJECT: Lake County Adult Activity Center, Inc.

Planning Manager Henschel presented the staff report as follows:

The applicant intends to locate an adult day care facility at 355 Citrus Tower Blvd. This location is zoned M-1 Industrial with a PUD and has a future land use of Industrial. The Lake County Adult Activity Center Inc. has previously obtained two conditional use permits at other locations within the city, the first in 2009 on Grand Highway, and the second in 2012 on Mohawk Street. Each time the applicant has outgrown their location, and is now seeking to relocate to this 4,500 square foot location.

The Lake County Adult Activity Center will be a licensed adult day care facility with the capacity of up to 60 adults. The center will provide a safe place to go during the week to socialize, participate in supervised activities, and receive physical care and monitoring as needed, all while retaining as much independence as possible.

Hours of operation will be Monday through Friday from 8:00am to 5:00pm and 8 employees will staff the facility throughout the day.

Carolina Garcia, 191 Nautica Mile Dr., stated that she is the owner of the Lake County Adult Activity Center. She stated that the program is for seniors while their family members work. She stated that they have mental stimulation, care giving assistance and different activities. She stated that they offer breakfast, lunch, and afternoon snacks for the seniors. She stated that they provide a transportation service that picks up and drops off the seniors.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 2

Commissioner Smith stated that there is not enough parking in this area.

Ms. Garcia stated that the seniors are bused to and from the facility or family members will drop them off and pick them up.

Commissioner Proli asked about the handicapped parking.

Ms. Garcia stated that there are two handicap parking spaces in the front of the building and one in the rear.

Commissioner Proli asked if there is medical staff at the facility.

Ms. Garcia stated that the staff are licensed CNA's.

Commissioner Solis moved to recommend approval of the conditional use permit; Commissioner Hubbard seconded. The vote was unanimous to recommend approval of the conditional use permit.

2. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Rural to Low Density Residential in the City.

PROJECT: Extreme Groves

3. REQUEST FOR REZONING

REQUEST: To change the zoning from Urban Estate to Planned Unit Development.

PROJECT: Extreme Groves

Senior Planner Kruse presented a letter from the applicant requesting to postpone Items 2 and 3 to the October 4, 2016 Planning and Zoning Commission meeting.

Commissioner Solis moved to recommend denial of the request for postponement for Items 2 and 3; seconded by Commissioner Smith. The vote was unanimous to deny the request for postponement of Items 2 and 3.

Senior Planner Kruse presented the staff report as follows:

The owner, Extreme Groves Investments, LLC, is requesting a large scale comprehensive plan amendment for the property. The property is approximately 66 acres in size. This request is being heard concurrently with requests for annexation and a rezoning to a PUD for a 122 lot subdivision. The applicant wishes to develop the property and have City services available.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 3

The owner is requesting a change in the Future Land Use from Lake County's Rural to the City's Low Density Residential designation. The property is part of the proposed Wellness Way Area Plan (WWAP), which upon adoption by Lake County, may allow this property to be developed up to a density of 1.85 dwellings units per acre. However, Lake County has expressed concern with the proposed project in regards to the existing densities on the adjacent and surrounding parcels in respect to the compatibility of the project. It was noted that the project fails to meet many of the goals and objectives of the pending Wellness Way Urban Service Area.

The property is currently in the Rural land use category, which limits 1 dwelling unit to 5 acres. The City's Low Density Residential designation allows up to 3 units per acre. This is the City's lowest residential future land use category. A change to this category would essentially be a 1 to 15 ratio increase, or one home in the County to 15 homes in the City over the same acreage. The property has the Rural future land use designation to the south, west and a portion to the north and Conservation future land use designation for Lake County Water Authority's Scrub Point Preserve. The project would be a pocket of Low Density Residential surrounded by land uses of Rural and Conservation.

The Lake County Water Authority, the Lake County Board of County Commissioners, the Lake County School Board, and surrounding property owners have all expressed concern over the proposed change. Due to the incompatibility of the surrounding land uses and the impacts on traffic, schools, and other public services, staff recommends denial of the request for the large scale comprehensive plan amendment to change the future land use from Lake County Rural to Low Density Residential in the City.

The owner, Extreme Groves Investments, LLC, is also requesting a rezoning for the 66 +/- acres for a planned unit development (PUD) allowing 122-lot single family subdivision. Upon annexation, the property will receive the Urban Estate low density zoning designation.

The property within a half-mile radius of the project consists of either larger tracts of agricultural land, County-owned nature preserve (Scrub Point Preserve), five-acre agriculture homesteads or one-acre lakefront estates on John's Lake. The area is still predominantly rural in nature and is all located in Lake County's jurisdiction.

The applicant has proposed the development at the maximum density of 1.85 dwelling units per acre. This development pattern does not follow the existing development pattern in regards to the densities and intensities in the area and may be problematic with the transition of the proposed ¼ acre lots to the larger lots and agricultural use in the area.

Lake County has expressed this concern with the proposed project in regards to the existing densities on the adjacent and surrounding parcels in respect to the compatibility of the project.

Accessing the site is a major concern with the increased traffic demand. The property is currently accessed via Flynn Court. This road does not meet City standards for access and the subdivision is proposed to add roughly 1,900 trips to this segment. A new primary access road is

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 4

being proposed to the west of the project, but coordination with the property owner, the Lake County Water Authority, is necessary. At this point in time, no formal agreement has been provided to indicate access will be provided through the water authority's property.

Jennifer Cotch, with the Akerman law firm, 420 S. Orange Avenue, Orlando, stated that they are still working on the access issues, which is why they had asked for the continuance. She stated that the access and site plan that staff currently has is not the one they are planning to present.

Yanette Moyano, 11715 Flynn Court, stated that her property is adjacent to the project. She stated that they are a rural area so there aren't many residents but they are here to voice their objection. She stated that they agree with staff's recommendation.

Frank Fernandez, 11715 Flynn Court, stated that he doesn't appreciate the fact that the applicant is not present. He stated that they are against the density and the way they are doing business.

Commissioner Proli moved to recommend denial of the comprehensive plan amendment; seconded by Commissioner Solis. The vote was unanimous to recommend denial.

Commissioner Proli moved to recommend denial of the rezoning; seconded by Commissioner Solis. The vote was unanimous to recommend denial.

There being no further business, the meeting was adjourned at 7:05 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 4, 2016		
Agenda Item Name		
Resolution 2016-41 <i>Hayes Brothers Funeral Home</i> <i>Conditional Use Permit</i>		
Requested Action		
Recommend approval of Resolution 2016-41		
Staff Report		
The applicant is requesting a conditional use permit (CUP) to establish a funeral home in the C-1 Light Commercial zoning district. Under Section 122-204 (a)(4) of the land development code (LDC), funeral homes are a conditional use in the C-1 district. The property is located at 191 Broome Street. It has an existing 3,100-square-foot building that was previously used for a daycare. The applicant proposes to use the existing building and existing parking area on the property. Some interior renovations of the building will be necessary to accommodate the funeral home. The facility will be used for viewings, consultations, notary and any other funeral-related business, but with no embalming or cremation at the site. In addition, no storage of human remains will be onsite. This will be done at another licensed facility. A State of Florida licensed funeral director will be in charge of this establishment. The facility has 11 existing improved parking spaces with the ability to provide another 12 or so on the grassed area south of the parking lot. The applicant is requesting the ability to provide overflow parking in this area, as allowable for consideration under Section 98-4. The parking requirements, under Section 98-14, requires 1 space for every 4 permanent seats. The funeral home is not providing any permanent seating. Based upon the estimated capacity based upon their floor plan, the funeral home can accommodate up to 80 people. If parking does become an issue, the applicant understands and agrees that the City may require additional parking or rescind the CUP. The applicant has indicated that business office hours will be from 10 am to 4 pm, with a majority of the viewings from 6 pm to 8 pm. Staff has reviewed the application and believes that 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 conditions specified. Therefore, staff recommends approval of the request for a funeral home in the C-1 Light Commercial zoning district with the conditions contained in Resolution 2016-41.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Resolution 2016-41	2016-41 Hayes FHome.docx
2.	Map and Exhibits	Hayes Brother Funeral Home Exhibits.pdf
3.	Site plan	Site plan.pdf
4.	Application	Application.pdf
5.	Legal ad	Hayes CUP legal Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-41**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A FUNERAL HOME IN
THE C-1 LIGHT COMMERCIAL ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held October 4, 2016 recommended approval of this Conditional Use Permit to allow for a funeral home, at the following location:

LOCATION:
191 West Broome Street
AK 1611300

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location;

WHEREAS, the applicant has applied for a Conditional Use Permit for a funeral home;

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 a Conditional Use Permit to allow a funeral home in the C-1 Light Commercial zoning district; be granted subject to the following 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 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.
3. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.

CITY OF CLERMONT
RESOLUTION NO. 2016-41

4. The Conditional Use Permit must be executed and processed through 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.
5. 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.
6. This permit shall become null and void if the funeral home has not begun operations with a Certificate of Occupancy within two (2) years of the date the Conditional Use Permit is executed and signed by the appropriate parties.
7. The structure shall be inspected by the Fire Marshall for Life Safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. 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.
10. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.

Section 2 – Land Use

1. Permitted uses shall include a funeral home facility. Other permitted uses in the C-1 Light Commercial zoning district are also permitted.
2. No embalming, cremation, or storage of human remains may occur on the premises. The funeral home shall only be used for office use, viewing purposes, consultation, notary and any other funeral related business.

CITY OF CLERMONT
RESOLUTION NO. 2016-41

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of October, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

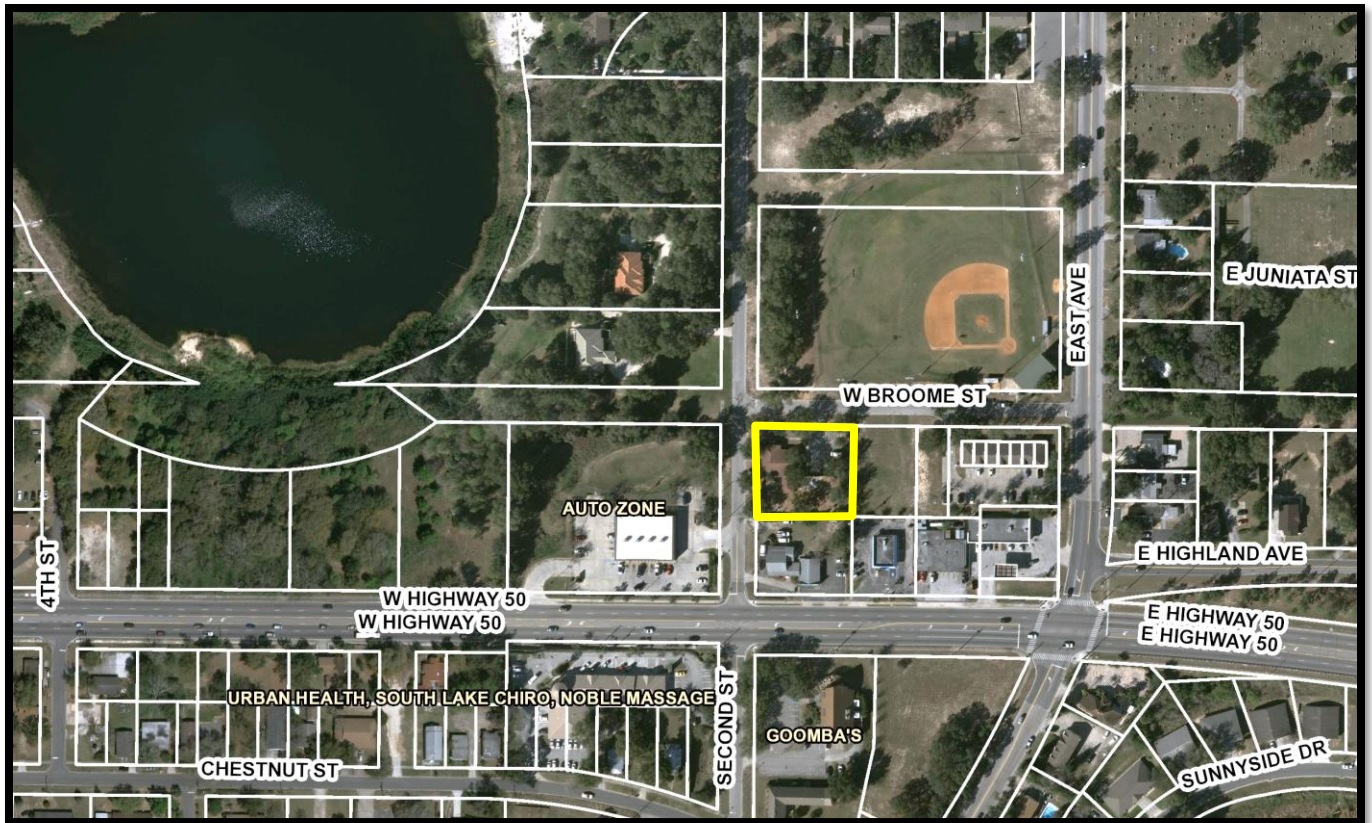
ATTEST:

Tracy Ackroyd Howe, City Clerk

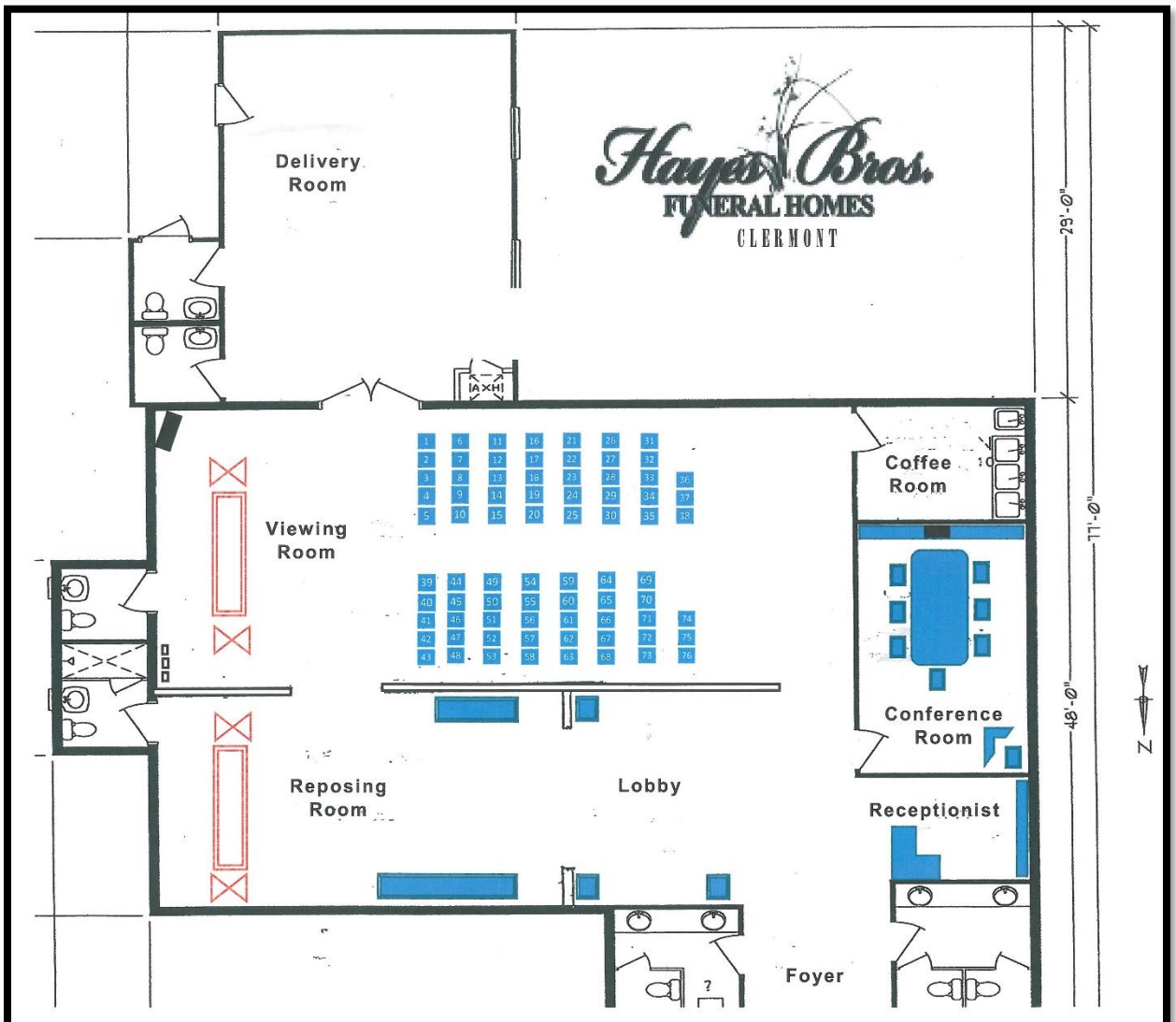
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hayes Brothers Funeral Home



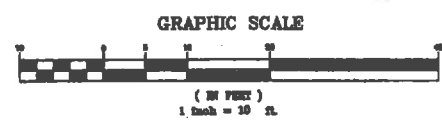
Hayes Brothers Funeral Home



MONTVERRE ENGINEERING INC.
 P.O. BOX 500118 PHONE (407)468-4528
 MONTESSA, FLORIDA 34756
 FAX (407)468-2129
 11/9/95

ARIANA'S CHILD CARE CENTER ADDITION
 CITY OF CLEMONT LAKE COUNTY FLORIDA

JOB NO.	9931
DATE	OCT. 99
SCALE	GRAPHIC
DRAWN BY	ACN
CHECKED BY	ACN
REVISIONS	
1	GEN. REV. 11/8/99
2	
3	
4	
5	
6	
7	
CITY OF CLEMONT ENGINEERING DEPARTMENT LANDSCAPE PLAN UTILITY PLAN	
DRAWING NO. SHT. 2 OF 4	



LEGEND

2
5

DETAIL NUMBER
SHEET NUMBER



LIVE OAK TREE - 14 EACH
 AT TIME OF PLANTING MIN. 1-1/2"
 AT 4-1/2 FT ABOVE EXISTING GRADE.
 FLORIDA NUMBER 1 OR BETTER
 MUST BE 8' HEIGHT AT TIME OF PLANTING.



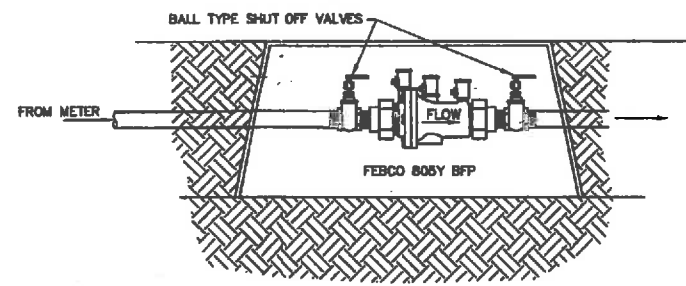
SHRUB - RED TIP PHOTINIA (PHOTINIA FRAXILIS). SHRUBS SHALL BE A MINIMUM OF TWO FEET IN HEIGHT AND 30" ON CENTER WHEN MEASURED IMMEDIATELY AFTER PLANTING.



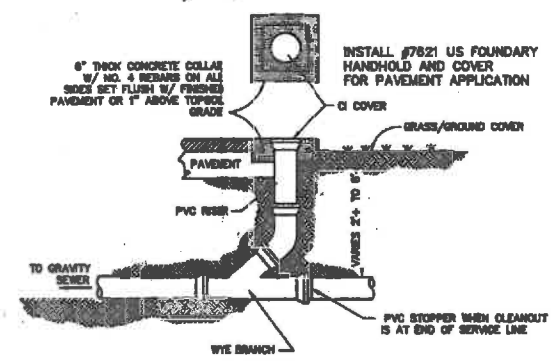
FULL OR HALF CIRCLE SHRUB HEAD
 SHRUB SPRAY HEAD - MAX. 1.0 GPM



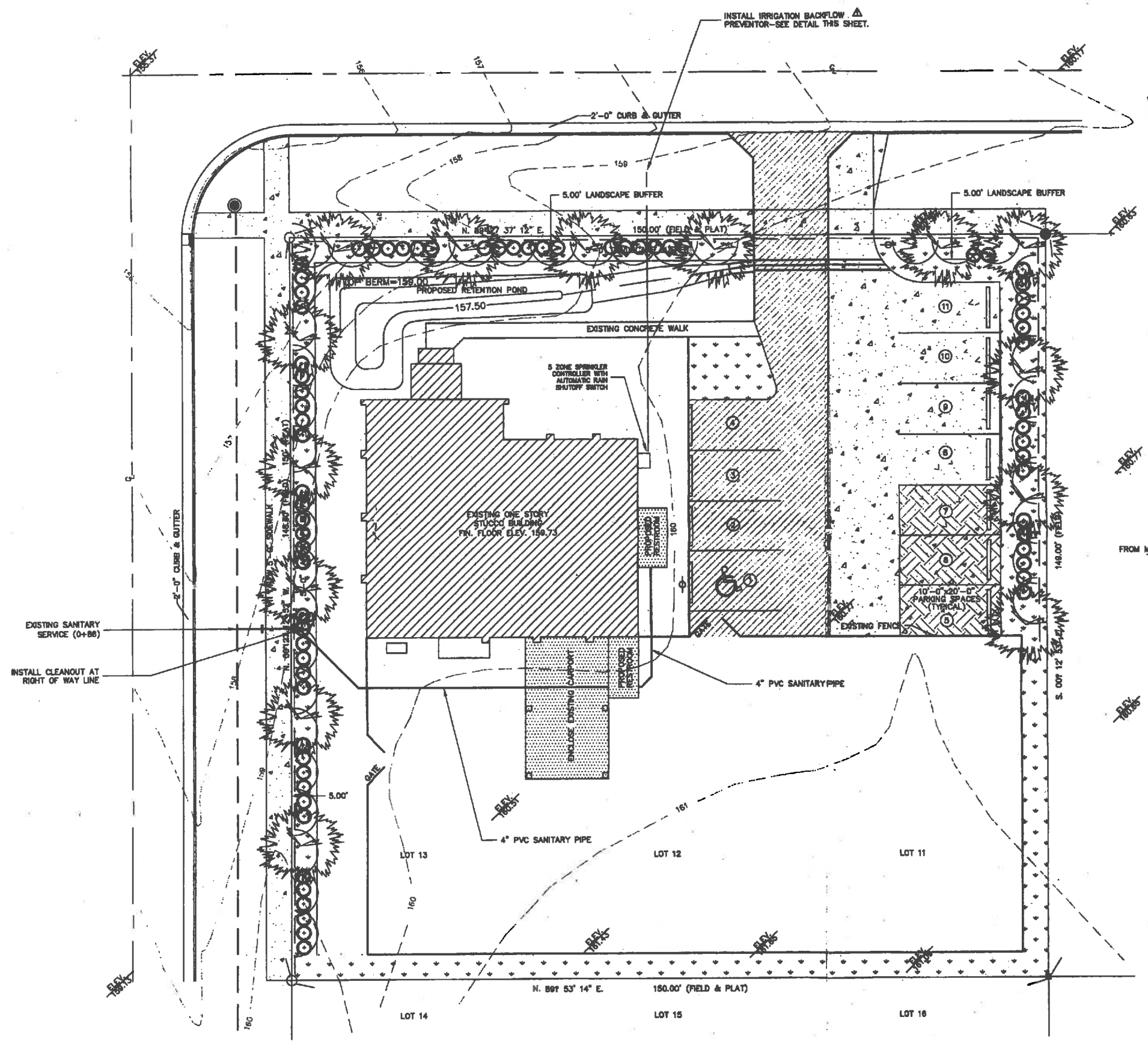
SEWER CLEANOUT



BACK FLOW PREVENTOR DETAIL



CLEAN OUT DETAIL





**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 8/20/2016

FEE: \$300.00

PROJECT NAME (if applicable): Hayes Brothers Funeral Home Clermont

APPLICANT: Hayes Brothers Funeral Home, Inc.

CONTACT PERSON: Donald E. Hayes, Sr. or Tommy Hayes, III

Address: 28 W. Woodward Avenue

City: Eustis State: Florida Zip: 32726

Phone: 352-589-4666 Fax: 352-589-6222

E-Mail: hayesbrosfunerals@hotmail.com

OWNER: Araceli Rangel

Address: 191 W. Broome Street

City: Clermont State: Florida Zip: 34711

Phone: 407-947-0555 Fax: _____

Address of Subject Property: 191 W. Broome Street Clermont, FL 34711

General Location: The corner of Broome St. and 2nd St.

Legal Description (include copy of survey): Lots 11, 12, 13 city block 7 Clermont, FL

Land Use (City verification required): Commercial

Zoning (City verification required): C-1



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

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

The use of this C-1 zoned property is to provide a funeral service facility, with the exception of embalming and cremation. There is adequate parking and overflow parking will be on site as well (rear and side grass parking at 191 Broome St. Viewings, rituals and business operations will be conducted during scheduled times of the work day. A state Licensed Funeral Director will be in charge of this establishment.

Donald E Hayes
Applicant Name (print)

x Donald E Hayes
Applicant Name (signature)

Enrique Rangel
Owner Name (print)

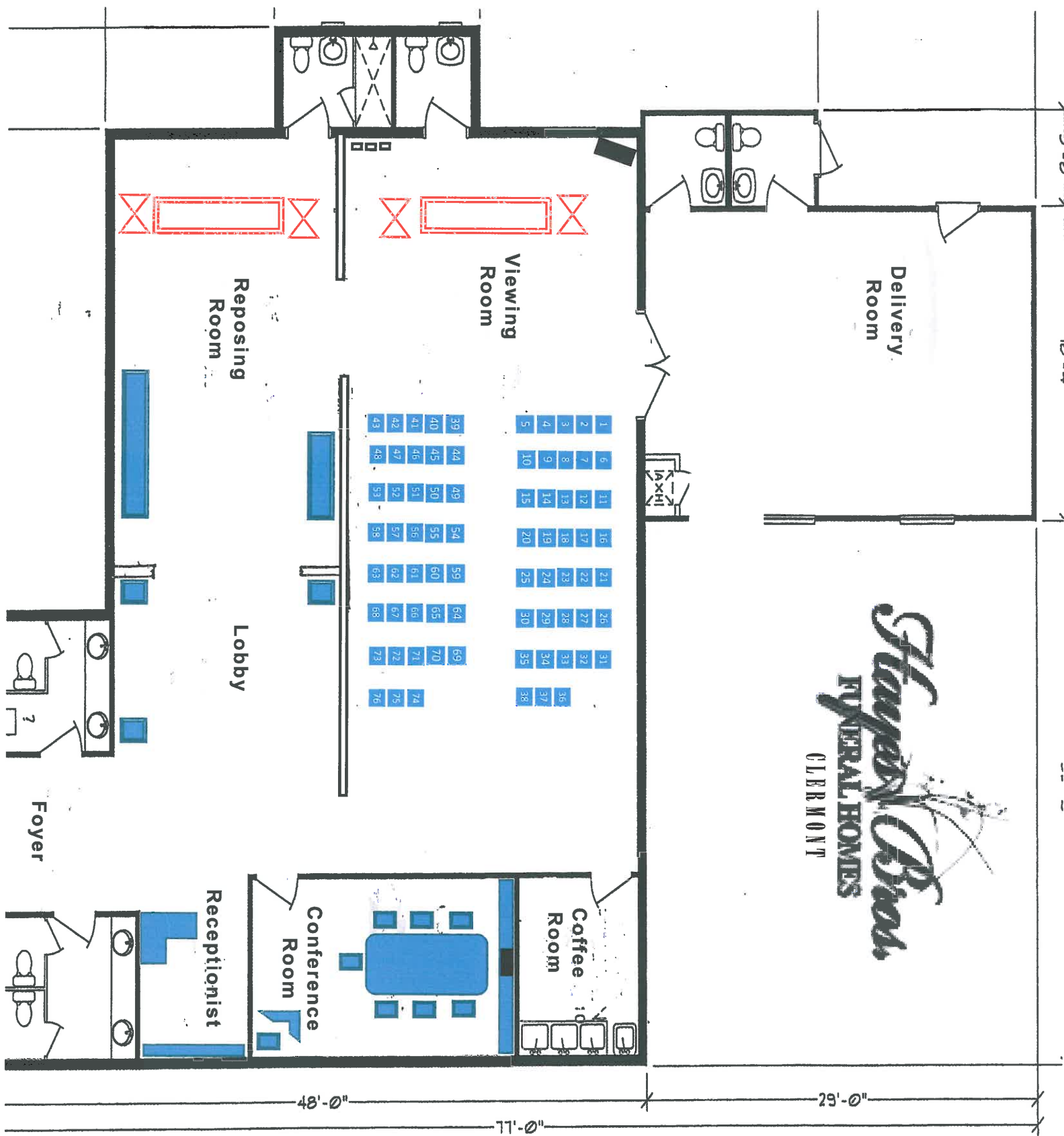
x Enrique Rangel
Owner Name (signature)

***** NOTICE *****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

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

Stanger Bros. FUNERAL HOMES CLERMONT



Google Maps W Broome St



Image capture: May 2012 © 2016 Google

Clermont, Florida

Street View - May 2012

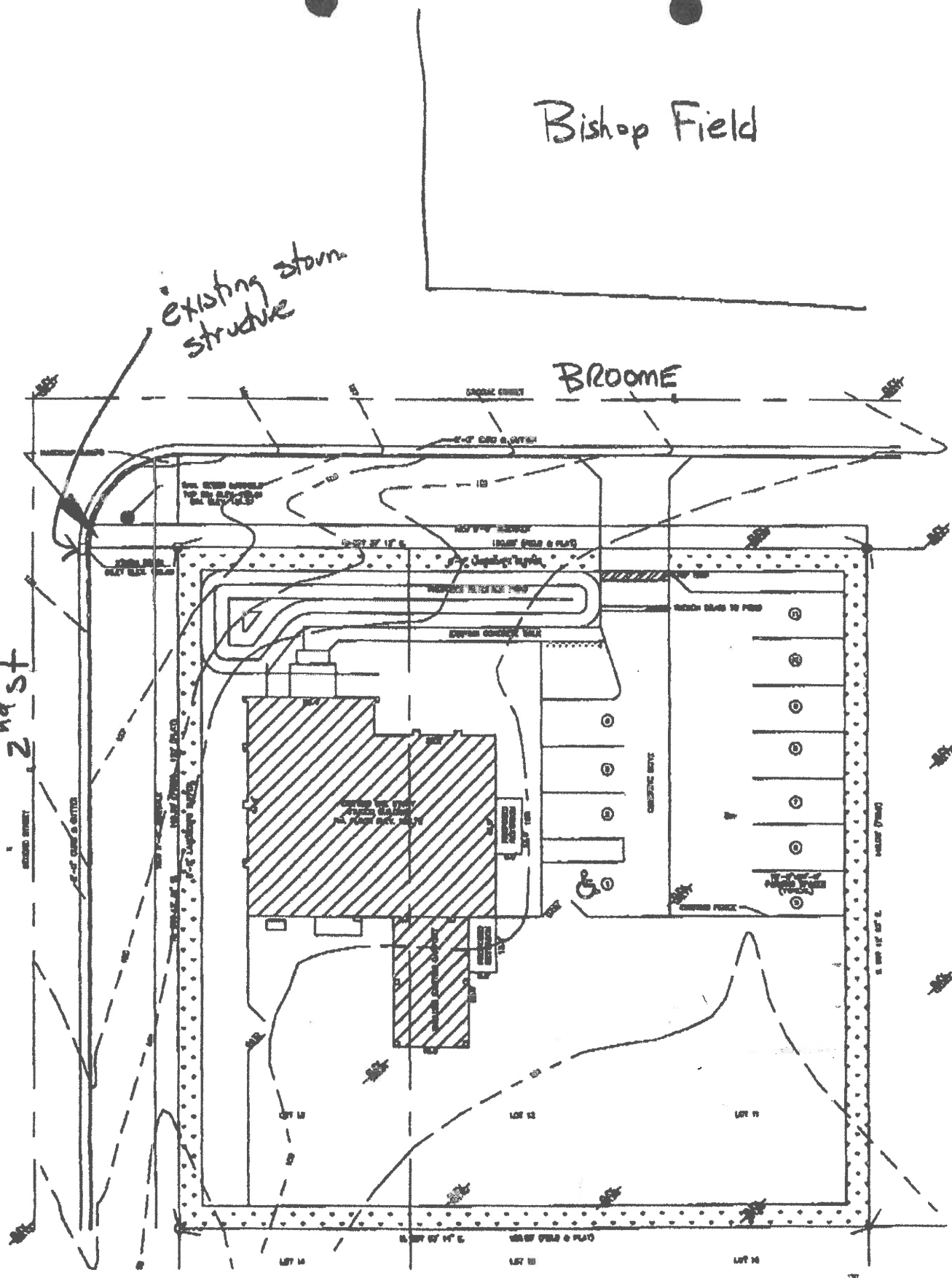


Bishop Field

existing storm
structure

BROOME

2nd st



LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a funeral home in the C-1 Light Commercial Zoning District, at the following location:

LOCATION

191 West Broome Street
AK 1611300

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, October 4, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, October 25, 2016 at 6:30pm.

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

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 27 and October 18, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 4, 2016		
Agenda Item Name		
Ordinance 2016-39 <i>Headquarter Mazda</i> <i>Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance 2016-39.		
Staff Report		
This is an administrative request for a small-scale comprehensive plan amendment. The City annexed the subject parcel on August 9, 2016, as authorized by the utility agreement with the property owner. The utility agreement and encumbrance to annex was executed on June 8, 2015. The property is improved and is receiving water and sewer services from the City of Clermont. The property, approximately 5.15 acres, has been developed as an auto dealership, Headquarter Mazda. The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate to the C-2 General Commercial zoning classification. Any future changes will require a conditional use permit. Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance CPA Ord. 2016-39.doc		
2. Legal ad CPA Mazda legal ad.docx		

CITY OF CLERMONT
ORDINANCE No. 2015-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, 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 Statute 163.3187; and

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

NOW THEREFORE BE IT RESOLVED AND ENACTED, by the City Council of the City of Clermont, Lake County, 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 Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

A parcel of land located in the Section 25; T22, R26, Lake County, Florida, more particularly described as follows:

From the southeast corner of the northwest $\frac{1}{4}$ run north 01° 00' 01" east 569.70 feet for point of beginning, run north 89° 45' 47" west 313.69 feet, north 01° 00' 01" east 694.68 feet to south right-of-way line of SR 50, south 89° 45' 47" east 313.63 feet to east line of northwest $\frac{1}{4}$, south 01° 00' 01" west, 694.66 feet to point of beginning. ORB 4641 PG 2328

CITY OF CLERMONT
ORDINANCE No. 2015-39

Containing 5.15 acres +/-

(Alternate Key 2827068) south of State Road 50, approximately 950 feet east of Magnolia Pointe Boulevard; Headquarter Mazda

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY REGIONAL COMMERCIAL
TO CITY OF CLERMONT COMMERCIAL

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.

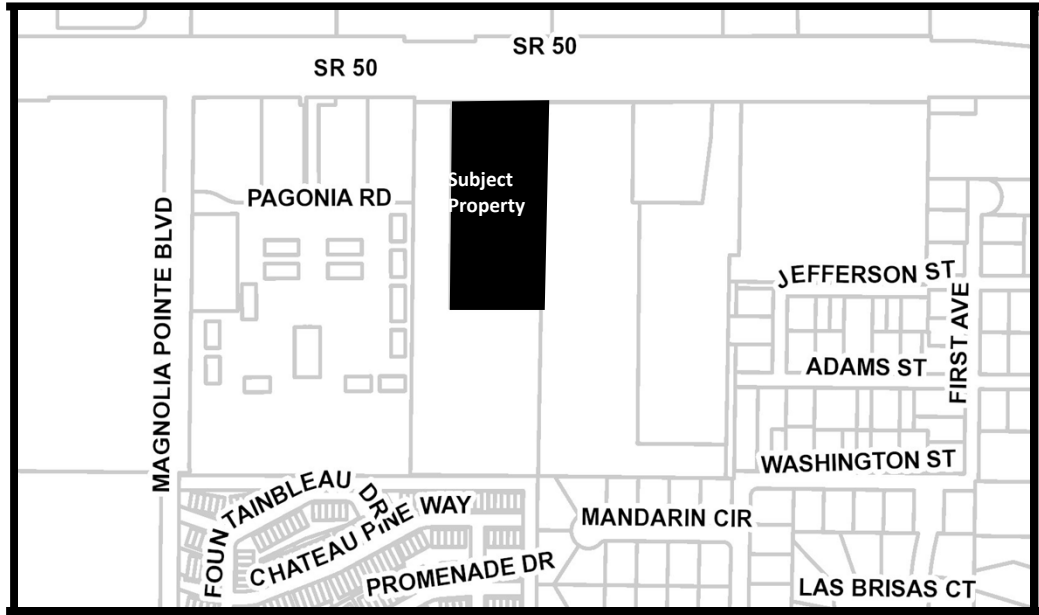
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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. 2015-39

Location map:



CITY OF CLERMONT
ORDINANCE No. 2015-39

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of October, 2016.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

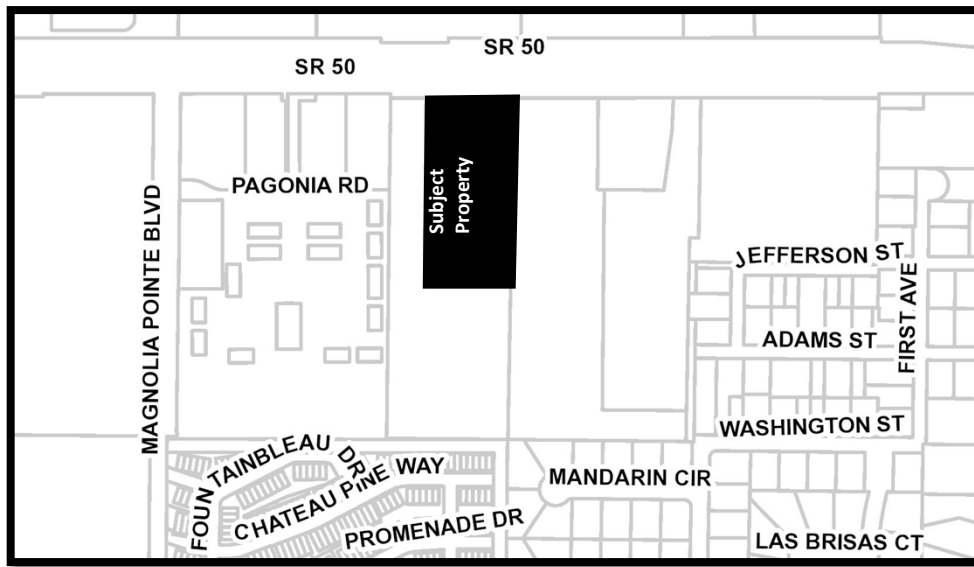
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2016-39

The City of Clermont will hold public hearings on Tuesday, October 4, 2016 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, October 11, 2016 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, October 25, 2016 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 5 +/-acre parcel below from Lake County Commercial to City of Clermont Commercial. Alternate Key 2827068.



Location:
Headquarter Mazda
17500 SR 50

Ordinance #2016-39:

An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings 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 hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 23 and November 29, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, October 4, 2016											
Agenda Item Name											
Ordinance 2016-41 <i>Headquarter Mazda Rezoning</i>											
Requested Action											
Recommend approval of Ordinance 2016-41.											
Staff Report											
This administrative request is being heard concurrently with a request for a small scale comprehensive plan amendment. The City annexed the subject parcel August 9, 2016 as authorized by the utility agreement with the property owner. The utility agreement and encumbrance to annex was executed on June 8, 2015. The property is improved and is receiving water and sewer services from the City. The property, approximately 5.15 acres, has been developed as an auto dealership, Headquarter Mazda. The proposed rezoning is from Urban Estate to the City's C-2 General Commercial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation. Staff recommends approval of the rezoning to C-2 General Commercial with the understanding that any future expansion, modifications, or changes would require a conditional use permit.											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table border="0"><tr><td>1.</td><td>Ordinance</td><td>REZ ORD 2016-41.doc</td></tr><tr><td>2.</td><td>Map</td><td>Headquarter Mazda Map.pdf</td></tr><tr><td>3.</td><td>Legal ad</td><td>REZ Mazda legal ad.docx</td></tr></table>			1.	Ordinance	REZ ORD 2016-41.doc	2.	Map	Headquarter Mazda Map.pdf	3.	Legal ad	REZ Mazda legal ad.docx
1.	Ordinance	REZ ORD 2016-41.doc									
2.	Map	Headquarter Mazda Map.pdf									
3.	Legal ad	REZ Mazda legal ad.docx									

CITY OF CLERMONT
ORDINANCE No. 2016-41

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, EFFECTIVE DATE, 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

A parcel of land located in the Section 25; T22, R26, Lake County, Florida, more particularly described as follows:

From the southeast corner of the northwest $\frac{1}{4}$ run north $01^{\circ} 00' 01''$ east 569.70 feet for point of beginning, run north $89^{\circ} 45' 47''$ west 313.69 feet, north $01^{\circ} 00' 01''$ east 694.68 feet to south right-of-way line of SR 50, south $89^{\circ} 45' 47''$ east 313.63 feet to east line of northwest $\frac{1}{4}$, south $01^{\circ} 00' 01''$ west, 694.66 feet to point of beginning. ORB 4641 PG 2328

Containing 5.15 acres +/-

(Alternate Key 2827068) south of State Road 50, approximately 950 feet east of Magnolia Pointe Boulevard; Headquarter Mazda

From: UE Urban Estate
To: C-2 General Commercial

SECTION 2:

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

SECTION 3:

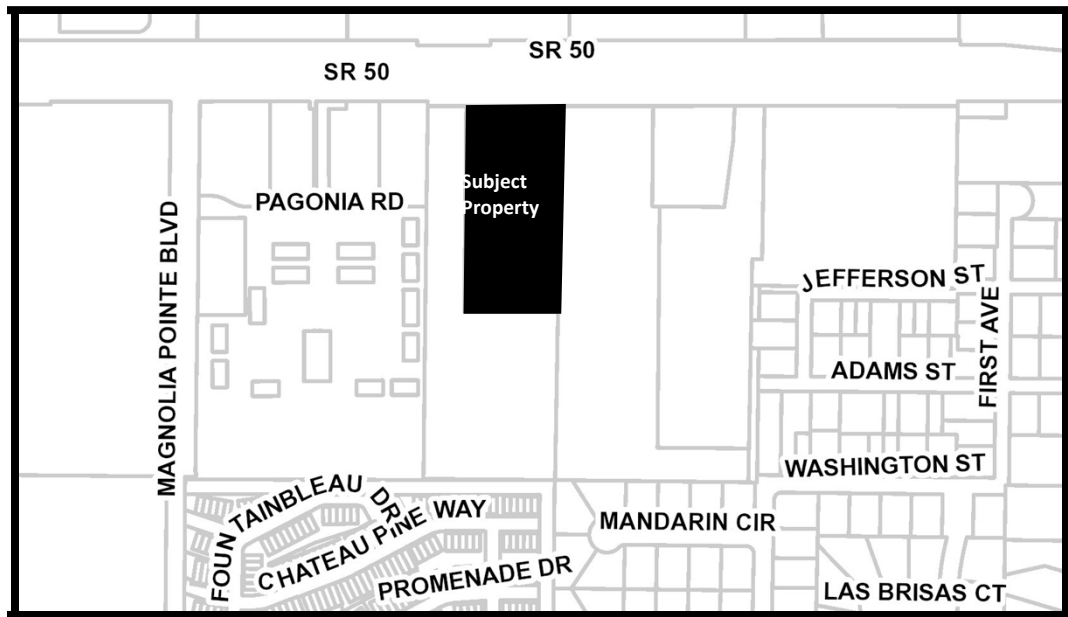
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

CITY OF CLERMONT
ORDINANCE No. 2016-41

SECTION 4:

The provisions of this Ordinance shall be effective as provided by law.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-41

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 25th day of October, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

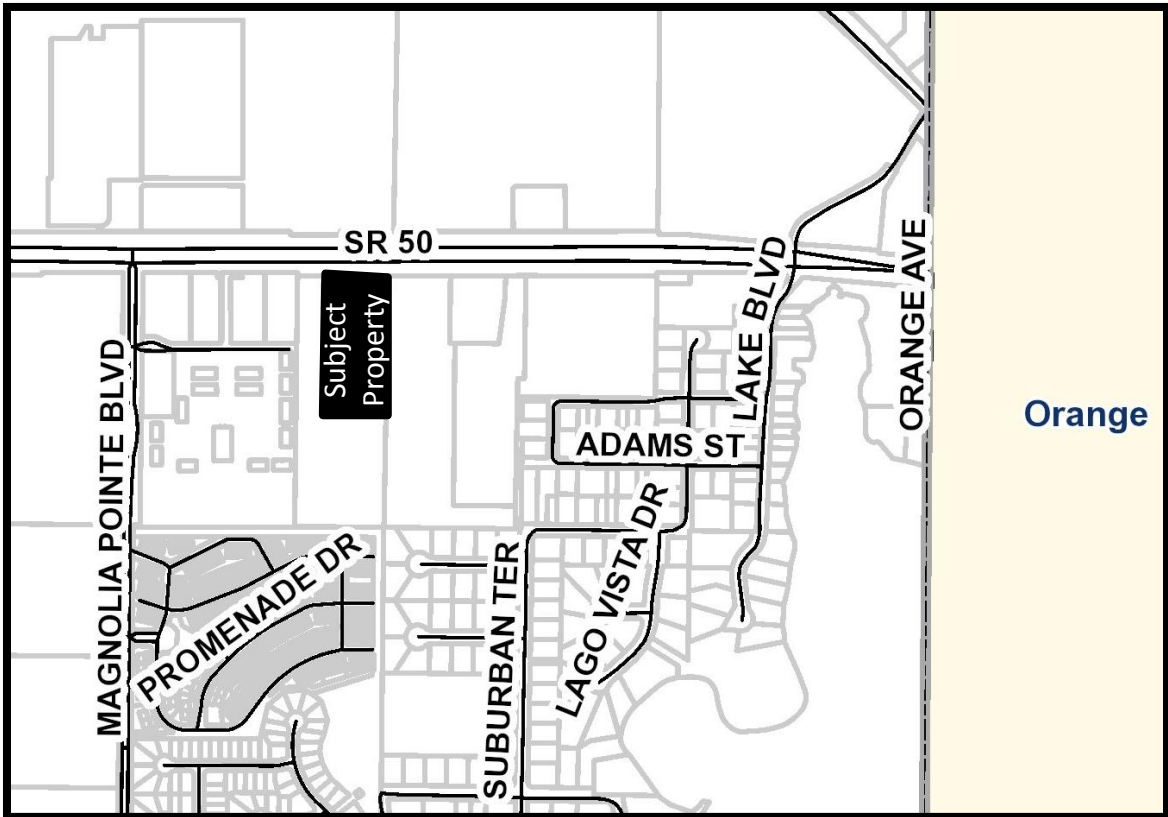
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
Headquarter Mazda



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. 2016-41

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 and publication.

LOCATION

Mazda

(Alternate Key 2827068)

South of State Road 50, approximately 950 feet east of Magnolia Pointe Boulevard

LEGAL DESCRIPTION

A parcel of land located in the Section 25; T22, R26, Lake County, Florida, more particularly described as follows:

From the southeast corner of the northwest ¼ run north 01° 00' 01" east 569.70 feet for point of beginning, run north 89° 45' 47" west 313.69 feet, north 01° 00' 01" east 694.68 feet to south right-of-way line of SR 50, south 89° 45' 47" east 313.63 feet to east line of northwest ¼, south 01° 00' 01" west, 694.66 feet to point of beginning. ORB 4641 PG 2328

Containing 5.15 acres +/-

FROM UE URBAN ESTATE TO C-2 GENERAL COMMERCIAL

This request will be considered by the Planning & Zoning Commission on Tuesday, October 4, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, October 25, 2016 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, 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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 27 and October 11, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, October 4, 2016	
Agenda Item Name	
Ordinance 2016-40 <i>Density Amendment</i> <i>Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2016-40.	
Staff Report	
On March 23, 2015, the City Council approved the Downtown and Waterfront Master Plan. This started the progression toward enhancing, connecting and growing downtown and the waterfront area. The City is currently moving forward on Victory Pointe, the downtown regional stormwater system. This is the first step in promoting growth and redevelopment in downtown. The next step is to focus on the residential market in downtown. In order to sustain, grow and infuse new businesses, people are needed. This need was documented on page 6 of the Downtown and Waterfront Master Plan that characterized development in the downtown core to allow 25-40 residential units per acre. Currently, the City's maximum is 12 dwelling units per acre (du/a). Fewer than 650 people currently live in the Central Business District area. In February 2016, a density study prepared for the City by UDP Consulting "test-fitted" three different density thresholds to understand what the possible development may yield. The three densities were 12 du/a, 25 du/a, and 40 du/a. It was noted that the existing 12 du/a has done very little to attract investment through redevelopment in downtown and a need to increase it was evident. The jump to 40 du/a may lead to new development, but addressing the associated parking onsite may be challenging, but not impossible to do. The study recommended the 25 du/a since the test-fit suggested that this is achievable without overburdening the City with parking requirements. It is important to note, however, that the "test-fit" scenarios included mixed-use development with retail on the first floor that generated more need for parking. Staff researched other area cities to find out what range of density occurred in their downtown. The density ranged from 10 du/a up to 80 du/a. The higher-density allocations were usually constrained by parking requirements, maximum height, minimum square footage, or some other limiting factor. Staff reviewed two central Florida residential projects that were in the 35-40 du/a range. These projects were 3 to 4 stories in height, accommodated parking within the project area and had architectural features that complied with Clermont's code. They represented what may be developed in downtown Clermont based upon the current height limitations. The projects are "Osceola Brownstones" and "Eola South." Staff believes that a density of up to 40 du/a, if properly planned and designed, can be sustained in downtown. If a mixed-use building or project is being proposed, then the density may be less than 40 du/a. The 40 du/a will provide developers with an opportunity to work within the parameters of the land development code. The 40 du/a would be changed only for the Downtown Mixed-Use future land use category. This Downtown Mixed Use boundary matches that of the current Central Business District (CBD) zoning category.	

Staff recommends approval to amend the future land use element of the comprehensive plan for the Downtown Mixed Use future land use category to allow a density up to 40 dwelling units/acre.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|------------------------|--|
| 1. | Ordinance | Density Ord. 2016-40.doc |
| 2. | Exhibit A | Exhibit A - Future Land Use Element 2016 Density change.docx |
| 3. | Downtown MU Map | Downtown_MU_Boundary.pdf |
| 4. | Density Photo Exhibits | Density Photo Examples.pdf |
| 5. | Legal ad | Density Legal ad.doc |

CITY OF CLERMONT
ORDINANCE No. 2016-40

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 MAXIMUM DENSITY FOR THE DOWNTOWN MIXED USE 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 October 4, 2016 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 October 25, 2016 and December 13, 2016 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.

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.

CITY OF CLERMONT
ORDINANCE No. 2016-40

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. 2016-40

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of December, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended January 24, 2017

THIS PAGE INTENTIONALLY LEFT BLANK

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 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 units per acre/0.25 FAR
Downtown Mixed-Use	12 units per acre 40 units per acre/3.0 FAR
Commercial	12 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. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums 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, that may permit up to 40 units per acre. however, densities higher than eight units per acre in the Residential/Office Category 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.

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. Residential development shall be limited 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.

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:

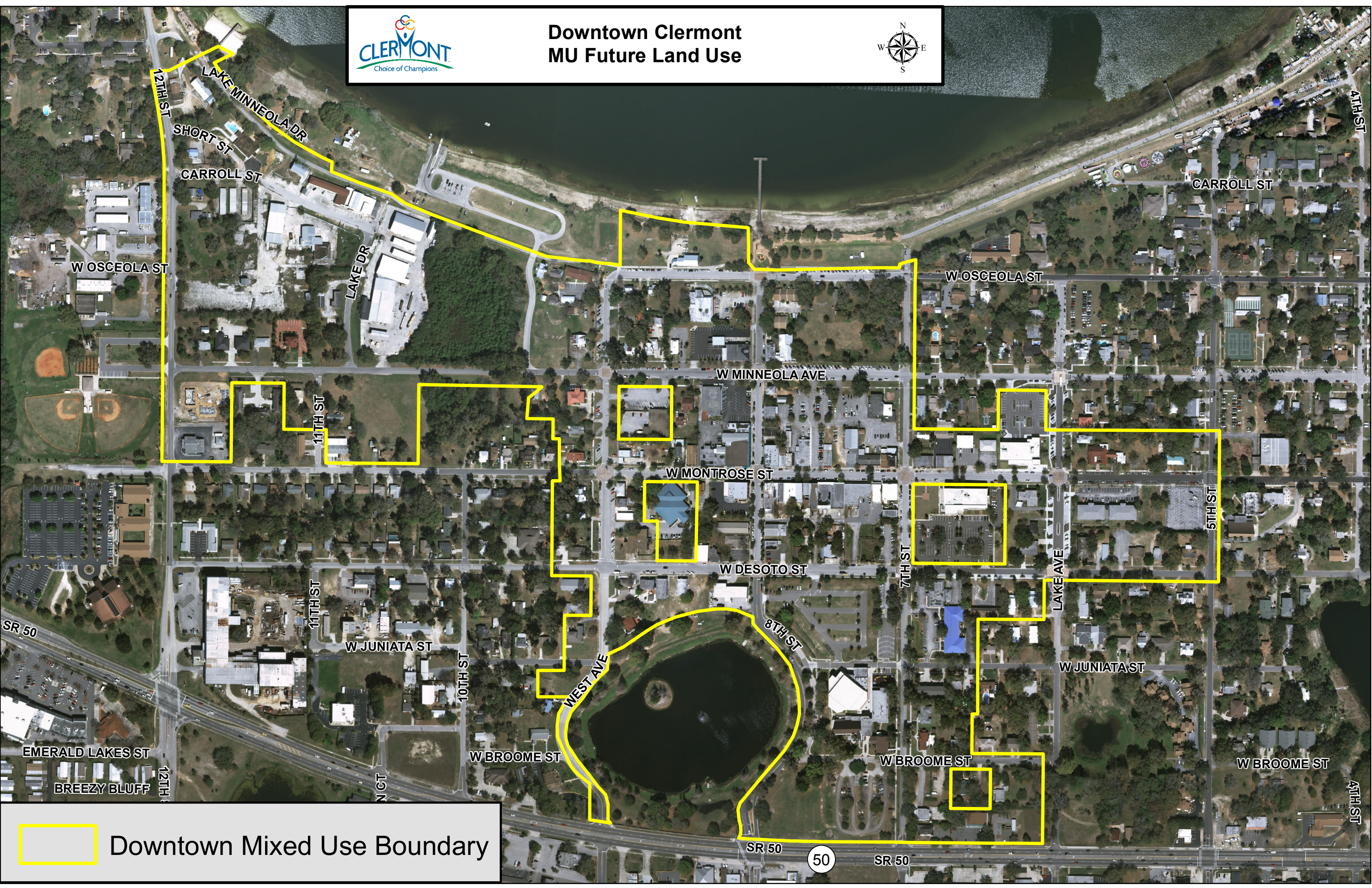
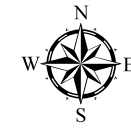
- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land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

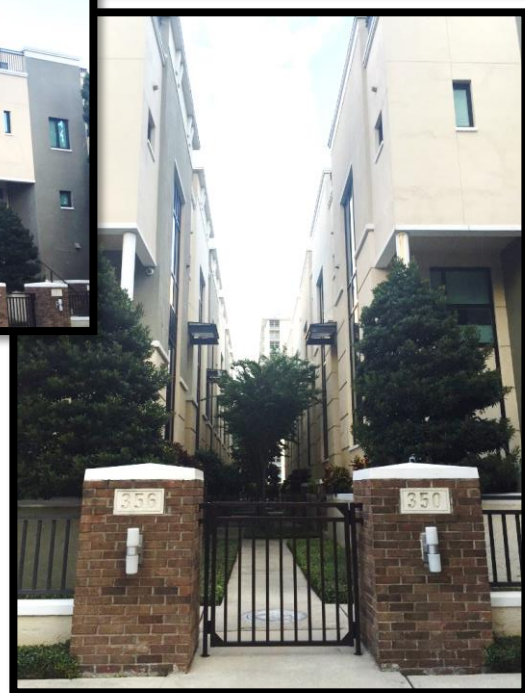
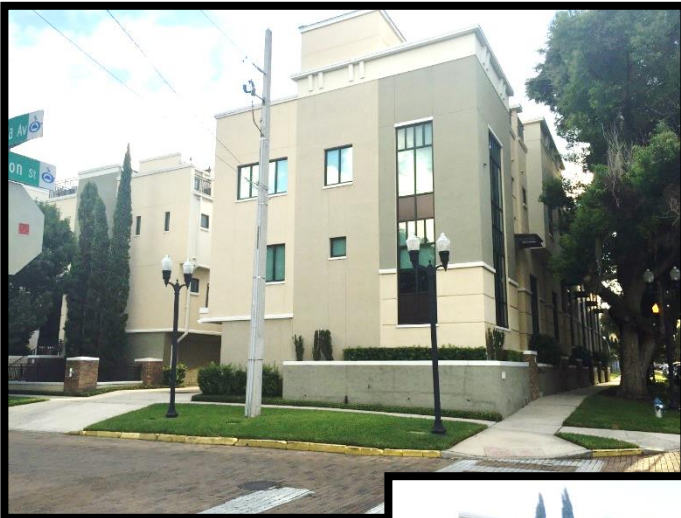


Downtown Clermont MU Future Land Use



 Downtown Mixed Use Boundary

OSCEOLA BROWNSTONES



EOLA SOUTH



CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-40

The City of Clermont will hold public hearings on Tuesday, October 4, 2016 at 6:30 pm before the Planning and Zoning Commission and on Tuesday, October 25, 2016 at 6:30 pm before the City Council (transmittal hearings), and on Tuesday, December 13, 2016 at 6:30 pm before the City Council (final adoption hearing) to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

Ordinance #2016-40:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, amending 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 a text amendment to the Future Land Use Element of the Comprehensive Plan to amend the maximum density for the Downtown Mixed Use future land use category; setting forth the authority for adoption of the Comprehensive Plan Amendment; setting forth the purpose and intent of the Comprehensive Plan Amendment; establishing the legal status of the Comprehensive Plan Amendment; 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 Department (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

Daily Commercial
September 23 and November 29, 2016

Map of area:

