



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER III
HOUSING ELEMENT

Adopted June 23, 2009

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CHAPTER III HOUSING

GOAL 1: To encourage and promote the provision of affordable, safe and sanitary housing to meet the needs of the present and future population of the City.

Objective 1.1: Housing Supply. The City shall assist the private sector in providing adequate housing to meet current and future needs.

Policy 1.1.1: The City shall continue to provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of lands to accommodate the projected housing needs for single family and multi-family housing units are met within the City.

Policy 1.1.2: The City shall develop local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.

Policy 1.1.3: The City shall continue to provide information, technical assistance and housing data to the private sector to maintain a sufficient housing production capacity.

Policy 1.1.4: The City shall continue to endorse federal and state regulations to advance fair housing and elimination of discrimination in housing.

Policy 1.1.5: The City's land development regulations shall allow manufactured homes in mobile home parks within certain zoning districts, provided the units comply with all applicable building standards. Mobile home parks shall be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads, and within reasonable proximity to community facilities.

Policy 1.1.6: The City shall encourage "Crime Prevention through Environmental Design" (CPTED) principles in order to increase the safety of housing developments.

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 1.1.8: 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 1.1.9: 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.

Objective 1.2: Affordable Housing. The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for special needs populations of the City, including the workforce and low and moderate-income households.

Policy 1.2.1: The City shall coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income

households are explored and implemented through involvement in federal, state and local housing programs.

Policy 1.2.2: The City shall create local government partnerships with the private sector to improve the efficiency, affordability, availability, and supply of safe and sanitary housing within the City, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

Policy 1.2.3: The City shall participate in East Central Florida Regional Planning Council initiatives directed toward educating local governments of new techniques, especially programs applicable to the region and/or Lake County, for promoting affordable housing.

Policy 1.2.4: The City shall add regulations in the Land Development Code to provide incentives for developments that provide affordable housing units. These incentives could include, but are not limited to, increased densities, flexibility in certain development regulations such as lot sizes, street frontage and setbacks and an expedited permitting process.

Policy 1.2.5: In drafting updated land development regulations, the City shall ensure that regulatory techniques and review procedures do not create barriers to infill and affordable housing.

Policy 1.2.6: The City shall, through the land development regulations, continue to encourage the development/redevelopment of housing in a way that will integrate divergent choices of housing across all neighborhoods such as by allowing and incentivizing mixed-use developments that include provisions for a wide variety of housing types and prices. .

Policy 1.2.7: The City shall review and amend, where necessary, its ordinances, codes, land development regulations and the permitting process for the purpose of eliminating barriers to infill and affordable housing in order to increase private sector participation in meeting housing needs.

Policy 1.2.8: The City's Land Development Code shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities:

- Employment centers;
- Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and
- Public parks, recreation areas, and/or open space

Objective 1.3: Special Needs Households. The City of Clermont shall ensure that opportunities for group homes and foster care facilities as well as housing for the elderly are provided within the City.

Policy 1.3.1: The City shall ensure the availability of sites for special-need residents such as the elderly, handicapped, and institutionalized, which shall consider accessibility, convenience and infrastructure availability.

Policy 1.3.2: The City shall include in its land development regulations adequate standards for the location of community residential homes, including group homes, in residential areas in accordance with applicable Florida statutes.

Policy 1.3.3: The City shall continue to support organizations that assist elderly and handicapped citizens in finding decent, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.

Policy 1.3.4: In an effort to address problems of housing for lower-income elderly residents and other households with special housing needs, the City shall allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

Objective 1.4: Relocation Housing. The City shall provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Section 421.55, F.S.

Policy 1.4.1: When residents are displaced by City actions, through public development or redevelopment, the City shall attempt to ensure the residents are able to relocate to standard, affordable housing.

Policy 1.4.2: The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program that will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household's needs and the impact of the relocation on the household, including:
 - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
 - The adequacy of public transit, if applicable at the time, to serve the displaced household.

GOAL 2: Encourage the preservation of decent, safe and sanitary housing for the present and future residents of the City of Clermont.

Objective 2.1: Housing Stock and Neighborhoods. The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities.

Policy 2.1.1: The City shall promote the rehabilitation of deteriorated substandard housing units to increase the supply of affordable housing.

Policy 2.1.2: The City shall continue to enforce the building, housing, plumbing, energy, electrical, and other construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

Policy 2.1.3: The City shall minimize potential blighting influences within residential areas by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review.

Policy 2.1.4: The City shall coordinate with the Lake County Housing and Community Development Division, other state and national housing agencies or with local business enterprises to rehabilitate one or two deteriorated substandard housing units a year in the City.

Policy 2.1.5: The City shall encourage low-income residents to apply for housing rehabilitation assistance individually or through the programs managed by Lake County.

Policy 2.1.6: The City shall condemn and require demolition of those units which are determined to not be suitable for rehabilitation by public or private means.

Policy 2.1.7: The City shall require that zoning or structure use changes be evaluated as to their impact on citizens residing in the structure and the area.

Objective 2.2: Historically Significant Housing. Housing resources identified as historically significant shall be preserved and, if possible, maintained for residential uses.

Policy 2.2.1: The City shall encourage the continued identification, analysis, and preservation of the City's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies.

Policy 2.2.2: The City shall coordinate with the Florida Department of State, Division of Historical Resources, to assist property owners in applying for and utilizing available state and federal assistance programs and in the rehabilitation and adaptive re-use of historically significant housing.

Policy 2.2.3: The City shall participate in efforts initiated by the South Lake Chamber of Commerce and other agencies to provide public information, education and technical assistance relating to downtown and historic preservation programs.

Policy 2.2.4: The City shall pursue available grants and alternative funding to expand the local knowledge and awareness of existing historic and archaeological sites and structures.

Policy 2.2.5: The City shall promote the designation of appropriate areas as historic districts through the development and implementation of a historic preservation ordinance which includes criteria for designating properties and guidelines for controlling standards of homes within these areas.

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