

**CITY OF CLERMONT**  
**PLANNING AND ZONING COMMISSION AGENDA**  
**7:00 PM, Tuesday, August 5, 2014**  
**City Hall – 685 W. Montrose Street, Clermont, FL**

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

**MINUTES**

Approval of the June 3, 2014 Planning & Zoning Minutes

**REPORTS**

**NEW BUSINESS**

- |                                                                                 |                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item 1 - Lifestyle Community Church<br>Conditional Use Permit                   | To allow a house of worship in the C-2<br>General Commercial zoning district,<br>located at 2400 S. Highway 27.                                                                                                                                 |
| Item 2 - Clermont Central Church<br>Conditional Use Permit                      | To allow a house of worship in the C-2<br>General Commercial zoning district,<br>located at 1 Westgate Plaza.                                                                                                                                   |
| Item 3 - Woodwinds Apartments<br>Conditional Use Permit                         | To allow a Planned Unit Development<br>for a proposed 108 unit apartment<br>development, for property located on the<br>east side of Grand Highway, north of<br>Hunt Street and south of Citrus Tower<br>Boulevard.                             |
| Item 4 - Lakeview Village Townhomes<br>Small-scale Comprehensive Plan Amendment | To change the future land use from Lake<br>County - Urban medium Density<br>Residential to City of Clermont -<br>Medium Density Residential for property<br>located east of Grand Highway, north of<br>K-mart.                                  |
| Item 5 - Lakeview Village Townhomes<br>Rezoning                                 | To change the zoning from UE Urban<br>Estate to R-3 Residential/Professional for<br>property located east of Grand Highway,<br>north of K-mart.                                                                                                 |
| Item 6 - Lakeview Village Townhomes<br>Conditional Use Permit                   | To allow a multi-family development<br>with more than 12 units for property<br>located east of Grand Highway, north of<br>K-mart.                                                                                                               |
| Item 7 - Intergovernmental Coordination Element<br>Comp Plan Amendment          | The Intergovernmental Coordination<br>Element of the City of Clermont's<br>Comprehensive Plan is being amended to<br>include the recent adoption of the<br>Interlocal Service Boundary Agreement<br>(ISBA) between the City and Lake<br>County. |

**Discussion of Non-Agenda Items**

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**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 Planning and Zoning Department 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.**