



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, August 7, 2018
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE

MINUTES

Meeting Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2018-28
Parking Code Amendment

Land Development Code changes to the parking requirements.

Item 2 - Ordinance No. 2018-29
Special Overlay District LDC

Consider ordinance to the Land Development Regulation to add a Special Overlay District that will regulate commercial uses along arterial roadways.

Item 3 - Ordinance No. 2018-30
Land Development Code Amendment- Density

Consider amendment to the Land Development Code to review development standards for obtaining a density bonus to encourage affordable and mixed income housing opportunities where they may not otherwise be provided by the private marketplace.

Item 4 - Ordinance No. 2018-27
FLU Text Amendment - Density

Consider ordinance to change the text of the Future Land Use Element of the City's Comprehensive Plan to provide an opportunity to increase density for affordable housing units in the Commercial and Master Planned Development Land Use Categories.

Item 5 - 2018 FRDAP Children's Grant Presentation

Lake Felter Grant Presentation

Item 6 - Resolution No. 2018-14R **Withdrawn**
King's Car Wash CUP

Consider a Conditional Use Permit for a carwash facility located in the C-2 General Commercial zoning district on 1.63 acres located at the southeast corner of Oakley Seaver and SR 50.

Item 7 - Resolution No. 2018-11
7-Eleven East Ave

Consider a Conditional Use Permit to allow a 3,000 square foot convenience store with 8 fueling islands and 16 pump stations located at the southwest corner of State Road 50 and East Ave.

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Item 8 - Resolution No. 2018-22R
South Lake Montessori School Conditional Use Permit

Consider request to amend a Conditional Use Permit to allow a six foot high fence instead of landscaping as required by the conditions contained in Resolution (2016-03) as granted for property located at 983 West Desoto Street.

Item 9 - Resolution No. 2018-29R
Clermont Storage Conditional Use Permit

Consider Conditional Use Permit to allow for a self storage facility occupying more than 20,000 square feet of floor space for vacant property located at the southwest corner of Highway 27 and Bloxam Avenue.

Item 10 - Resolution No. 2018-30R
Childs Ice Machine Conditional Use Permit

Consider a Conditional Use Permit to allow for a commercial outdoor ice machine for property located at 492 Chestnut Street.

Item 11 - Resolution 2018-27R
Citrus Tower Charter School CUP

Consider a Conditional Use Permit to allow a 42,000 square foot K-8 Charter School with an enrollment of up to 700 students on property located at the northwest corner of Steves Road and Citrus Tower Boulevard.

Item 12 - Ordinance No. 2018-26
Bell Ceramics Rezoning

Consider ordinance to rezone 6.96+/- acres from R-2 Medium Density Residential to PR Parks and Recreation District at the northeast corner of Second Street and Palm Ave. for public boat ramp facility.

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

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document, picture, video or item must be provided to the Recording Clerk for the City's records.