



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, June 2, 2020
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES
REPORTS
NEW BUSINESS

Item 1 - Ordinance No 2020-17 - **Tabled to July 7, 2020**
Small Scale Comprehensive Plan Amendment

Consider ordinance to change the future land use from Low Density Residential to High Density Residential for property located at the southeast corner of Hartwood Marsh and Hancock Road.

Item 2 - Ordinance No 2020-18 - **Tabled to July 7, 2020**
Hartwood Marsh ALF PUD Rezoning

Consider ordinance to change the zoning from R-1 Single Family Medium Density Residential to Planned Unit Development (PUD) for property located at the southeast corner of Hartwood Marsh Road and Hancock Road

Item 3 - Ordinance No 2020-24 - **Table to July 7, 2020**
Govenor's Lake PUD Amendment

Consider ordinance to amend a Planned Unit Development (PUD) for property located at the southeast corner of US Highway 27 and Citrus Tower Blvd.

Item 4 - Resolution No 2020-20R
Lowes Home Improvement

Consider amendment to Conditional Use Permit to allow for a 3,000 square foot building addition for property located at 1501 Sandy Grove Avenue

Item 5 - Ordinance No. 2020-14
Hartle Road Industrial Park PUD

Consider an ordinance for an industrial park/warehouse with outside storage on 36 +/- acres located 3/4 mile south of SR 50 on CR 455/Hartle Road.

Item 6 - Ordinance No. 2020-19
Affordable Housing Density Bonus Criteria Amendment

This is a staff initiated land development code amendment to provide an increase in the supply of workforce housing in new development.

Item 7 - Ordinance No. 2020-20
Accessory Dwelling Unit (ADU)

This is a staff initiated land development code change to allow accessory dwelling units (ADU) within the City.

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Item 8 - Ordinance No. 2020-21

Medium-Density Residential FLU Amendment

This is a staff initiated future land use amendment to allow opportunities to increase residential density in the Medium-Density Future Land Use within a defined area that promotes the walkability of downtown.

Item 9 - Ordinance No. 2020-22

CBD Density Bonus Amendment

This staff proposed amendment will remove two adopted criteria components, fee simple ownership and wood construction, from the code that has created barriers to higher residential density projects.

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.

Pursuant to Executive Order 20□52 of the State of Florida, and the City of Clermont Resolution 202-□14R, a Virtual or Semi□ Virtual meeting of the Clermont City Council, and its boards and committees, may be held and simulcast from Clermont City Hall. The purpose of a virtual or semi□-virtual meeting is to convene in order to ensure the continuity of government, the delivery of essential services, protecting the interests of property owners and preserving the public health, welfare and safety. Meetings shall be hosted from the City Council Chambers at Clermont City Hall 685 W. Montrose Street, Clermont, FL 34711.

Please note that Governor DeSantis' Executive Order 20□69 suspended the requirement of a quorum to be present in person or requires a local government body to meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Meetings that are being broadcast live are viewable at the City's YouTube Channel: <https://www.youtube.com/cityofclermontgovernment>

The public shall have the following communication avenues to address the City Council or the Board as may be permitted by law:

1. The public or applicant may address the council or board in person via a live video conference feed available at 685 W. Montrose Street, Clermont, FL 34711 where City will provide and operate technology to facilitate dialog. The location shall be established according to the Center for Disease Control guidelines and other

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reasonable precautions shall be implemented, maintained and monitored by the City.

2. The public or applicant may send a comment or statement to be entered at the Council or Board meeting at the appropriate time. The email address shall be: cityclerk@clermontfl.org
3. The public or applicant may mail or deliver to City Hall on or before 2 p.m. EST of the day of the meeting to which the statement applies. The written statement shall be read at the Council or Board meeting at the appropriate time.

These procedures shall remain in place until the State of Florida moves into State Reopening Plan Phase 2 allowing fifty (50) or more people to gather in a single place, and/or the City Manager relaxes the restrictions put in place under the declaration of local emergency and Resolution 2020-14R.

Please visit www.clermontfl.gov for detailed instructions on how to access the virtual stream and provide public comment using any of the previously mentioned options. Meeting agendas are available on the city website and will be posted on the exterior doors of City Hall.

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.