



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, July 7, 2020
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES
REPORTS
NEW BUSINESS

Item 1 - Resolution 2020-30R

Table to August 4, 2020

Artwalk Eatery CUP

Item 2 - Ordinance No 2020-24

Governor'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 3 - Ordinance No. 2020-16

Hartwood Marsh Assisted Living Facility CPA

Consider Future Land Use change from low density residential to high density residential for property located at the southeast corner Hartwood Marsh and Hancock Road.

Item 4 - Ordinance No. 2020-17

Hartwood Marsh Assisted Living Facility

Consider Rezoning 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 5 - Resolution 2020-29R

Woodhouse Spa CUP

Consider a Conditional Use Permit to allow for a structure to be more than 3,000 square feet in the CBD Central Business District for property located at the southeast corner of West Ave. and Osceola Street.

Item 6 - Resolution 2020-21R

South Lake Hospital Bed Expansion CUP

South Lake Hospital is requesting a new inpatient tower with up to 110 beds and rerouting of the main entrance to Legend's Way at their South Lake Health Campus.

Item 7 - Resolution 2020-33R

Clermont Oncology CUP

The applicant is requesting an amendment to a Conditional Use Permit to re-designate the uses on Parcel I in the Lost Lake Reserve Development to allow office use. The 5.5 +/- acre project is located on the Northwest corner of Steve's Road and Citrus Tower Blvd.

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Item 8 - Ordinance No. 2020-25
Medical Marijuana Dispensary

Consider ordinance to allow Medical Marijuana Dispensaries as a permitted use in designated zoning districts.

Item 9 - Ordinance No 2020-28
School Concurrency Amendment

Consider ordinance to amend Clermont Code of Ordinances, Chapter 90 Concurrency Management, Section 90-31 School Concurrency.

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 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

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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.