



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, April 5, 2016 Clermont City Center
620 W. Montrose Street, Room B, Clermont, FL**

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

Approval of the March 1, 2016 Planning and Zoning meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance 2016-15
Napleton Comprehensive Plan Amendment

Request to change the future land use from Lake County Regional Commercial and Regional Office to Commercial for property located at 15859 SR 50.

Item 2 - Ordinance 2016-16
Napleton Rezoning

Request to change the zoning from UE Urban Estate to C-2 General Commercial for property located at 15859 SR 50.

Item 3 - Resolution 2016-08
Rustic Rose Barn & Event Venue

Request for a conditional use permit to allow an themed event venue with off-site parking in the Central Business District located at 750 W. DeSoto Street.

Item 4 - Resolution 2016-09
Heritage Hills Subdivision

Request for a conditional use permit to amend Resolution 2014-35 for a planned unit development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, reduce right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7 for the Heritage Hills Subdivision.

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Item 5 - Resolution 2016-10
Highland Ranch Subdivision

Request for a conditional use permit to amend Resolution 2013-17 for a planned unit development to allow an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwelling, reduced yard setbacks for select lots, and extend waiver to allow existing billboards to remain until January 31, 2025 for the Highland Ranch Subdivision.

Item No. - Ordinance 2016-17
The Vue Rezoning

Request to change the zoning from C-2 General Commercial to Planned Unit Development for property located south of Highway 50 and west of Miss Florida Ave.

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