



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Thursday, January 4, 2024**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the December 5, 2023 Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Resolution No. 2024-002R
Patio Food Truck Park CUP

Consider a Conditional Use Permit to allow for a patio food truck establishment on a vacant parcel located at 2531 US Highway 27.

Item 2 - Ordinance No. 2024-002
Palm Plaza Development SSCPA

Consider a request for a small-scale comprehensive plan amendment (SSCPA) for 4.07 acres of property located northwest and northeast of SR 50 and Omar Street.

Item 3 - Ordinance No. 2024-003
Palm Plaza Development Rezoning

Consider a request for a rezoning to C-2 General Commercial for approximately 4.07 acres of property located northwest and northeast of SR 50 and Omar St.

Item 4 - Resolution No. 2024-001R
Palm Plaza Development CUP

Consider a request for a Conditional Use Permit (CUP) to allow a hotel, TownePlace Suites by Marriott, to occupy more than 20,000 square feet of total floor space within the C-2 General Commercial zoning district.

Item 5 - Ordinance No. 2023-025
Lennar Swap PUD Rezoning

Consider a request for a rezoning to a Planned Unit Development for property located in Wellness Way for 699 age-restricted residential units and 228,612 square feet of non-residential uses.

UNFINISHED BUSINESS

Item 6 - Resolution No. 2023-041R
Plaza Collina PUD Amendment (CUP)

Consider the Conditional Use Permit amendment to allow for shared internal driveways and internal landscape buffers to less than code requirements for the Plaza Collina Planned Unit Development for parcels identified as Pods F and H.

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Item 7 - Resolution No. 2023-042R
7th Street Commercial CUP

Consider the request for a Conditional Use Permit to allow for a building floor area to exceed the maximum allowed for a commercial parcel located in the Central Business zoning district (CBD).

Item 8 - Ordinance No. 2023-032
Land Development Code Amendment - Tree Removal & Replacement

Consider an amendment to Section 123-102 of the City's Land Development Code to add language in the tree mitigation section.

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 Development Services at (352) 241-7335.

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 Committee Clerk for the City's records.