



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
REPORTS**

Welcome New Commissioner Bain and Returning Commissioners Colby and Niemiec

MINUTES

Approval of the January 4, 2024 Minutes

NEW BUSINESS

Item No. 1 - Ordinance No. 2023-030
Waterbrooke Phase 7 SSCPA

Consider a small scale comprehensive plan amendment (SSCPA) for 23.95+/- acres located adjacent to Waterbrooke Phase 6, east of Ray Goodgame Parkway, from Lake County Rural to City of Clermont Low Density Residential future land use.

Item No. 2 - Ordinance No. 2023-031
Waterbrooke Phase 7 Rezoning

Consider a request to rezone 23.95+/- acres from Urban Estate to PUD for incorporation into the Waterbrooke PUD located east of Ray Goodgame Parkway, adjacent to Phase 6.

Item 3 - Resolution No. 2024-003R
JSI European Auto Repair CUP

Consider a request for a Conditional Use Permit (CUP) to allow for a remodel of the existing building in the C-1 zoning district for property located at 611 West Highway 50.

Item 4 - Ordinance No. 2024-010
Hooks Street Self-Storage Facility SSCPA

Consider a request for a small scale comprehensive plan amendment to change the land use from Lake County Regional Commercial to Clermont Commercial for a vacant parcel located at 13119 Hooks Street.

Item 5 - Ordinance No. 2024-011
Hooks Street Self-Storage Facility Rezoning

Consider a request for rezoning from Lake County R-6 Urban Residential to Clermont C-2 General Commercial district for a vacant parcel located at 13119 Hooks Street.

Item 6 - Resolution No. 2024-004R
Hooks Street Self Storage Facility CUP

Consider a request for a Conditional Use Permit (CUP) to allow for a self-storage facility to occupy more than

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Item 7 - Ordinance No. 2024-012
LDC Change - Section 125-527

20,000 square feet of floor space in the C-2 General Commercial zoning district for vacant parcel located at 13119 Hooks Street.

Staff initiated Land Development Code change to incorporate procedures for Senate Bill 102, known as the "Live Local Act."

Item 8 - Ordinance No. 2024-013
Comprehensive Plan Text Amendment - Density

Staff initiated text amendment to modify language within the Future Land Use Element to reduce density within the Commercial, Master Planned Development, and Downtown Mixed-Use Categories.

**ELECTION OF CHAIR AND VICE-CHAIR
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.