



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, January 7, 2025**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**WELCOME NEW COMMISSIONERS CRAMER, HOISINGTON & MAY**

**ELECTIONS OF CHAIR AND VICE-CHAIR**

**REPORTS**

**MINUTES**

Approval of the November 5, 2024 Minutes

**NEW BUSINESS**

Item 1 - Resolution No. 2025-001R  
*Lakes of Clermont Health and Rehabilitation  
Center CUP*

Consider a Conditional Use Permit for an expansion of the Clermont Health and Rehabilitation Center.

Item 2 - Ordinance No. 2025-003  
*Magnolia Center PUD Amendment*  
**TABLE TO FEBRUARY 4, 2025 P&Z  
MEETING**

Consider an Amendment to the Magnolia Center Planned Unit Development for an Increase in the Number of Fast Food Restaurants.

Item 3 - Ordinance No. 2025-001  
*Land Development Code Amendment - Permitted  
Uses*

Consider an amendment to Section 125-369 Permitted Uses, Section 125-370 Conditional Uses, and Section 125-373 Off-Street Parking.

Item 4 - Ordinance No. 2025-002  
*Land Development Code Amendment - Parking*

Consider an Amendment to Section 115-14 of the City's Land Development Code with Regard to Parking Space Requirements.

Item 5 - Ordinance No. 2025-004  
*Land Development Code Amendment - C-2  
Storage*

Consider an Amendment to Section 125-337 of the City's Land Development Code with Regard to Storage Facilities.

Item 6 - Ordinance No. 2025-005  
*Land Development Code Amendment - M-1  
Storage*

Consider an Amendment to Section 125-397 of the City's Land Development Code with Regard to Storage Facilities.

Item 7 - Ordinance No. 2025-006  
*Land Development Code Amendment - Time Limit  
for Commencing Construction*

Consider an Amendment to Section 101-216 of the City's Land Development Code with Regard to Construction Projects.

**DISCUSSION OF NON-AGENDA ITEMS**

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**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 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 Clerk for the City's records.**