



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, February 4, 2025**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the January 7, 2025 Minutes

**REPORTS
UNFINISHED BUSINESS**

Item No. 1 - Ordinance No. 2025-003
Magnolia Center PUD Amendment
(Tabled from January 7, 2025 P&Z Meeting)

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

Item No. 2 - Ordinance No. 2025-001
Land Development Code Amendment - Permitted Uses
(Tabled from January 7, 2025 P&Z Meeting)

Consider an Amendment to the Land Development Code (LDC) Section 125-369 Permitted Uses, Section 125-370 Conditional Uses, and Section 125-373 Off-Street Parking.

Item No. 3 - Ordinance No. 2025-002
Land Development Code Amendment - Parking
(Tabled from January 7, 2025 P&Z Meeting)

Consider an Amendment to the Land Development Code (LDC) Section 115-14 Parking Space Requirements.

NEW BUSINESS

Item 4 - Resolution No. 2025-005R
Clermont Retail 935 W. Minneola Ave.

Consider a Conditional Use Permit to Allow for a Commercial Building Size to Exceed 3,000 Square Feet in the Central Business District (CBD).

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 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.