



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, February 7, 2017
City Hall – 685 W. Montrose Street, Clermont, FL**

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

Approval of the January 3, 2017 Planning and Zoning Commission meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2017-11 West Lake
Small-Scale Comprehensive Plan Amendment

Request to change the future land use from Medium Density Residential to Downtown Mixed Use for a portion of West Lake lying south of Minneola Avenue.

Item 2 - Ordinance No. 2017-12
West Lake Rezoning

Request to change the zoning from R-3 Residential/Professional to Central Business District for a portion of West Lake lying south of Minneola Avenue.

Item 3 - Ordinance No. 2017-13 Victory Pointe,
LLC
Small-Scale Comprehensive Plan Amendment

Request to change the future land use from Medium Density Residential to Downtown Mixed Use for property located north of the intersection of 10th Street and W. Montrose Street.

Item 4 - Ordinance No. 2017-14 Victory Pointe,
LLC
Rezoning

Request to change the zoning from R-3 Residential/Professional to CBD Central Business District for property located north of the intersection of 10th Street and W. Montrose Street.

Item 5 - Ordinance No. 2017-16 Anderson Hill
Small-Scale Comprehensive Plan Amendment

Request to change the future land use from Lake County Urban Low Density to City of Clermont Commercial for property located at the northwest corner of U.S. Highway 27 and Anderson Hill Road.

Item 6 - Ordinance No. 2017-17
Anderson Hill Rezoning

Request to change the zoning from UE Urban Estate to C-2 General Commercial for property located at the northwest corner of U.S. Highway 27 and Anderson Hill Road.

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Item 7 - Resolution No. 2017-04 Anderson Hill
Conditional Use Permit

Request for a conditional use permit to allow for a structure more than 20,000 square feet in the C-2 General Commercial zoning district for property located at the northwest corner of U.S. Highway 27 and Anderson Hill Road.

Item 8 - Ordinance No. 2017-19 Tommy's of
Clermont
Small-Scale Comprehensive Plan Amendment

Request to change the future land use from Lake County Regional Commercial to City of Clermont Commercial for property located east of Granville Avenue and south of Highway 50.

Item 9 - Ordinance No. 2017-20
Tommy's of Clermont Rezoning

Request to change the zoning from UE Urban Estate to C-2 General Commercial for property located east of Granville Avenue and south of Highway 50.

Item 10 - Resolution No. 2017-05 Tommy's of
Clermont
Conditional Use Permit

Request for a conditional use permit to allow for a retail boat dealership and service center with up to 28,000 square feet of building space in the C-2 General Commercial zoning district for property located east of Granville Avenue and south of Highway 50.

Item 11 - Ordinance No. 2017-21
The Shops at WaterBrooke Rezoning

Request to change the zoning from UE Urban Estate to Planned Unit Development for property located at the southwest corner of Highway 50 and Emil Jahna Road.

Item 12 - Ordinance No. 2017-22
Density Bonus Criteria

Request to amend the Land Development Code by adding Section 122-249 Density Bonus Criteria.

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.

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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.