

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
January 6, 2015

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The meeting of the Planning & Zoning Commission was called to order Tuesday January 6, 2015 at 7:00 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Judy Proli, Cuqui Whitehead, Jack Martin, and Tony Hubbard. Also in attendance were Barbara Hollerand, Development Services Director, Dan Mantzaris, City Attorney, Marivon Adams, Planning Tech, and Rae Chidlow, Planning Specialist.

Chairman Nick Jones introduced the new commission members, Cuqui Whitehead and Jack Martin.

MINUTES of the Planning and Zoning Commission meeting held December 2, 2014 were approved as written.

REPORTS

Development Services Director Barbara Hollerand welcomed Commissioners Jack Martin and Cuqui Whitehead. She stated that Commissioners Herb Smith and Carlos Solis were also reappointed. She stated that she encourages the commissioners to contact her if they have any questions or information they would like to share.

Chairman Nick Jones stated that on January 17, 2015 the Florida Lake Symphony Orchestra will be performing at the Clermont City Center at 5:30 pm for a dinner fundraiser and dance. He stated that the dinner will be served on the veranda of the Clermont City Center.

1. REQUEST FOR AMENDMENT TO DRI

REQUEST: Lost Lake Reserve DRI 2nd Amendment to Developers Order

APPLICANT: Lerner Real Estate Advisors

Development Services Director Barbara Hollerand presented the staff report as follows:

The applicant, Lerner Real Estate Advisors/Maxey Development Group, is requesting a second amendment to the Lost Lake Reserve Development of Regional Impact (DRI) Development Order to reflect a commitment for a transportation proportionate fair share payment to the City.

As a DRI, the Lost Lake Reserve development was required to complete a transportation monitoring and modeling study through the East Central Florida Regional Planning Council and the Florida Department of Transportation prior to starting its second phase. The study concluded that the intersection of SR 50 and Citrus Tower Boulevard was adversely impacted by the project from the cumulative traffic impacts of Phase 1 and Phase 2. The applicant has offered a proportionate fair share contribution of \$60,000 toward mitigation of the intersection. The City, in cooperation with the applicant, Lake County and FDOT, has agreed to accept the payment and apply it toward the widening of Johns Lake Road from Lost Lake Elementary to N. Hancock Road. This option is allowed in the current development order, which permits funds to be allocated toward alternate mitigation options that address project impacts. The Johns Lake

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Road project, which will also include sidewalks and bicycle lanes, is also consistent with language in the development order pertaining to the construction of these amenities adjacent to educational facilities.

With the City Council's adoption of the second amendment to the Development Order for the Lost Lake Reserve DRI, the applicant will be allowed to begin development of Phase 2, which is the final phase of Lost Lake Reserve. The Lost Lake Reserve DRI was approved by the City in 2002. The first amendment to the development order was approved by the City in 2010. The DRI includes 335 approved single-family residential units, 768 multifamily units, 537,910 square feet of commercial, 135,750 square feet of office space, 54.9 acres of recreation and open space and 5 acres of institutional uses. Built developments within the DRI include The Reserve at Lost Lake single-family residential, Walmart, Bob Evans, Sundance Apartments, The Vistas Apartments and Lake Felter Park, among others. The remaining approved uses in Phase 2 include 63,750 square feet of professional office space, the 5 acres of institutional and 298,610 square feet of commercial/retail. The Phase 2 parcels include H, R, I, K2 (north of Walmart), L and N.

As an approved Development of Regional Impact that has satisfied the requirements of the monitoring and modeling study, staff recommends approval of the second amendment to the DRI development order.

Cecilia Bonifay, Akerman, LLC, 420 S. Orange Ave., Orlando, stated that she is representing the applicant. She stated that there have been a lot of changes since this project started in 2002 and the modification in 2010. She stated that because this is an existing DRI, according to Florida Statutes, before moving from Phase I to Phase II, they are required to amend the Developer's Order. She stated that a lot of the connector roads were done due to this project. She stated that they have agreed to use their proportionate share payment of \$60,000 toward the expansion of John's Lake Road from Citrus Tower Boulevard to Hancock Road.

Mike Dady, Lerner Real Estate Advisors 5020 W. Linebaugh Ave., Tampa, stated that they have been the developers since the beginning of the development of Lost Lake Reserve. He stated that once the amendment has been approved they will be looking for a buyer for Parcel K, development of Parcel L with offices possibly, and Parcel I which is an institutional use.

Bob Peraza, 2322 Fenton Ave., stated that he does not understand the map because Parcel H isn't shown.

Barbara Hollerand stated that she used the original map that was submitted with the original application. She stated that this was used to show the parcels that were undeveloped.

Chairman Nick Jones asked if the proportionate share funds have been agreed upon.

Commissioner Jack Martin asked what the total cost of the road improvement was for John's Lake Road.

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Brent Lacy, Transportation Consultant, 1650 Edgewater Drive, Orlando, stated that he is not sure of the cost; however, he stated that a rough estimate to widen from two lanes to four lanes is \$4 - \$4.5 million a mile.

Commissioner Herb Smith asked why Johns Lake Road was chosen for the improvement.

Mr. Lacy stated that it was recommended by Lake County. He stated that improving a road would be more beneficial to the community, rather than a small improvement to an intersection that is operating satisfactorily.

Commissioner Judy Proli asked whose responsibility is it to widen the road, the county or the city.

Barbara Hollerand stated that it is Lake County's responsibility to make the improvements, and they have already completed the studies for that improvement.

Commissioner Cuqui Whitehead moved to recommend approval of the 2nd amendment to the Developer's Order; seconded by Commissioner Judy Proli. The vote was unanimous to recommend approval for the 2nd amendment to the Developer's Order.

Commissioner Judy Proli moved to nominate Commissioner Nick Jones as Chairman; seconded by Commissioner Tony Hubbard. The vote was unanimous for Commissioner Nick Jones as Chairman.

Commissioner Judy Proli moved to nominate Commissioner Cuqui Whitehead as Vice-Chair; seconded by Commissioner Tony Hubbard. The vote was unanimous for Commissioner Cuqui Whitehead as Vice-Chair.

There being no further business, the meeting was adjourned at 7:39 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist