

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
February 3, 2015**

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday February 3, 2015 at 7:00 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Cuqui Whitehead, Jack Martin, and Tony Hubbard. Also in attendance were Barbara Hollerand, Development Services Director, John E. Kruse, Senior Planner, Dan Mantzaris, City Attorney, Marivon Adams, Planning Tech, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held January 6, 2015 were approved as written.

REPORTS

Commissioner Whitehead stated that SR 50 from Grand Highway to Hancock Road has been designated for one of the fallen soldiers that grew up here in Clermont. She stated that there will be three others that will be designated as well. She stated that the sign has been put up. She stated that U.S. Congressman Daniel Webster has returned part of his wages back to the legislature, because he is trying to lead by example in saving. She stated that in the past four years, he has donated back over a million dollars.

Chairman Jones stated that the tourism expo is going to be at the Clermont City Center at 2:00 pm on February 4, 2014. He stated the South Lake Chamber gala would be held at Bella Collina on Friday.

1. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow an outdoor commercial ice machine/vending unit

APPLICANT: Ed Augustine

Senior Planner John Kruse presented the staff report as follows:

The applicant is requesting a Conditional Use Permit (CUP) to allow for an outdoor commercial ice machine/vending unit in the C-2 General Commercial zoning district. Under Sec. 122-224 (b) of the Land Development Code, the C-2 zoning district may permit this type of use through a conditional use permit since the classification of a use is uncertain.

The applicant desires to place a self-serve ice vending machine in the parking lot on the existing parcel. Currently, the property is used for permitted C-2 uses along with a conditional use for a church that was granted under Resolution 2014-20. The ice machine area will be 6 feet by 11 feet. The height of the unit will not exceed 10 feet. The applicant has provided a preliminary site plan prepared by GatorSkitch, dated December 18, 2014. The applicant has agreed to update the parking stalls along with installing additional landscaping in the area of the ice machine and along SR 50.

The addition of the self-serve ice vending machine in the parking lot could be viewed as consistent with the area as a whole and would provide the applicant with an opportunity to

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
February 3, 2015

Page 2

redevelop a portion of the site and to generate income. Staff believes that the proposal meets the intent of the C-2 General Commercial zoning district. Staff believes that the self-serve ice vending machine can co-exist with the other existing uses on site. Based upon the information presented, staff recommends approval of this request.

Mike Latham, GatorSkitch, stated that he was present to answer any questions.

Mohamad Islam, Citgo Gas Station, stated that the gas station is about 30 years old. He stated that he has concerns about this ice machine because it will affect his sales.

Tracy Waalewyn, 10870 Lantana Crest, stated that they had spoken with Mr. Islam previously, and they thought they had an agreement that he could buy ice from the machine to sell at his store because he could get it cheaper. He stated that it could also draw more traffic to his store because people will be buying drinks to go in their coolers along with the ice.

Commissioner Whitehead stated that she doesn't see a need for the ice machine. She stated that there are plenty of facilities that sell ice and their facilities are controlled. She stated that this vending machine will not be controlled.

Mr. Waalewyn stated boaters and commercial landscape companies will stop at these ice machines because they are less expensive. He stated that these types of ice machines are all over central Florida.

Commissioner Solis asked if they will have a separate water meter for making the ice.

Mr. Waalewyn stated that they will have a separate meter.

Commissioner Smith stated that it will be easier to get ice from the vending machine when pulling a boat or trailer.

Commissioner Martin asked about improved landscape plan.

Mr. Waalewyn showed where the new landscaping will be provided. He stated that because of the power lines, they will use understory trees, versus canopy trees.

Commissioner Whitehead asked about the maintenance of the vending machine.

Mr. Waalewyn stated that it will be monitored with a security system. He stated that it is remotely monitored so if it breaks down, it will email him so he can immediately go take care of it.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
February 3, 2015

Page 3

Ed Augustine, 1 Westgate Plaza, stated that there is an office manager there during the day, so it will be monitored by her while she is present.

Commissioner Solis moved to recommend approval of the conditional use permit; seconded by Commissioner Whitehead. The vote was unanimous to recommend approval of the conditional use permit.

Commissioner Whitehead asked the Commission if they would prefer to meet at 6:30 pm., rather than 7:00 pm.

Commissioner Martin moved to request to change the ordinance to move the Planning and Zoning meeting from 7:00 pm to 6:30 pm; seconded by Commissioner Whitehead. The vote was unanimous to recommend approval of changing the ordinance.

There being no further business, the meeting was adjourned at 7:25 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist