

**City of Clermont
MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
April 27, 2015**

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The special meeting of the Planning & Zoning Commission was called to order Monday, April 27, 2015 at 6:00 p.m. by Vice-Chair Cuqui Whitehead. Other members present were Carlos Solis, Herb Smith, Judy Proli, Tony Hubbard, and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

REPORTS

Vice-Chair Whitehead asked the city attorney to clarify how the Commission should review requests for future land use and zoning changes.

City Attorney Mantzaris provided an overview of the difference between comprehensive plan amendment requests and rezoning requests.

1. REQUEST FOR LARGE-SCALE COMP PLAN AMENDMENT

REQUEST: To change future land use from Lake County Regional Commercial to City of Clermont Industrial

APPLICANT: Staff (Senninger Irrigation)

Senior Planner John Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The property is improved and is currently receiving water services from the City. The property is approximately 19 acres.

The proposed map amendment will change the future land use from Lake County's Regional Office to the City's Industrial. This land use designation is the most compatible for the uses currently entitled on the property through the Industrial zoning designation. The City's Office or Commercial land use designation create a conflict with the existing Industrial zoning designation since it prohibits Industrial type uses. The related rezoning request will change the zoning from Urban Estate (currently Planned Industrial District in Lake County) to the City's M-1 Industrial zoning classification.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review.

Staff recommends approval of the transmittal of the large scale comprehensive plan amendment to change the future land use from Lake County Regional Office to Industrial in the City.

Commissioner Martin moved to recommend approval of the large-scale comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

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2. REQUEST FOR REZONING

REQUEST: To change zoning from UE Urban Estate to M-1 Industrial

APPLICANT: Staff (Senninger Irrigation)

Senior Planner Kruse presented the staff report as follows:

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Industrial District) to the City's M-1 Industrial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Office to the City's Industrial designation.

Staff recommends approval of the rezoning to M-1 Industrial.

Commissioner Martin asked for clarification on Urban Estate zoning.

Senior Planner John Kruse explained that Urban Estate is the default zoning properties are assigned upon annexation.

Commissioner Proli made a motion to recommend approval of the rezoning; seconded by Commissioner Smith. The vote was unanimous to recommend approval.

3. REQUEST FOR SMALL-SCALE COMP PLAN AMENDMENT

REQUEST: To change future land use from Lake County Regional Commercial to City of Clermont Commercial

APPLICANT: Staff (BP)

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The property is improved and is receiving water and sewer services from the City of Clermont. The property, approximately 1.43 acres, has been developed as a gas station, BP/Circle K.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate (currently Planned Commercial District in Lake County) to the City's C-2 General Commercial zoning classification.

Staff recommends approval of small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

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Commissioner Solis made a motion to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

4. REQUEST FOR REZONING

REQUEST: To change zoning from UE Urban Estate to C-2 General Commercial

APPLICANT: Staff (BP)

Senior Planner Kruse presented the staff report as follows:

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District) to the City's C-2 General Commercial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation.

Staff recommends approval of the rezoning to C-2 General Commercial.

Commissioner Proli moved to recommend approval of the rezoning; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

5. REQUEST FOR SMALL-SCALE COMP PLAN AMENDMENT

REQUEST: To change future land use from Lake County Regional Commercial to City of Clermont Commercial

APPLICANT: Staff (Discount Tire)

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The property is improved and is receiving water and sewer services from the City of Clermont. The property, approximately 1.2 acres, has been developed as an automotive service shop, Discount Tire.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate (currently Planned Commercial District in Lake County) to the City's C-2 General Commercial zoning classification.

Staff recommends approval of small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

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Commissioner Hubbard made a motion to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

6. REQUEST FOR REZONING

REQUEST: To change zoning from UE Urban Estate to C-2 General Commercial

APPLICANT: Staff (Discount Tire)

Senior Planner Kruse presented the staff report as follows:

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District) to the City's C-2 General Commercial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation.

Staff recommends approval of the rezoning to C-2 General Commercial.

Commissioner Proli moved to recommend approval of the rezoning; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

7. REQUEST FOR SMALL-SCALE COMP PLAN AMENDMENT

REQUEST: To change future land use from Lake County Regional Commercial to City of Clermont Commercial

APPLICANT: Staff (Harbor Federal)

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The property is improved and is receiving water and sewer services from the City of Clermont. The property, approximately 1.17 acres, has been developed as a professional office, Allstate, and bank, formerly Harbor Federal.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate (currently Planned Commercial District in Lake County) to the City's C-2 General Commercial zoning classification.

Staff recommends approval of small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

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Commissioner Proli made a motion to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Hubbard. The vote was unanimous to recommend approval.

8. REQUEST FOR REZONING

REQUEST: To change zoning from UE Urban Estate to C-2 General Commercial

APPLICANT: Staff (Harbor Federal)

Senior Planner Kruse presented the staff report as follows:

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District) to the City's C-2 General Commercial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation.

Staff recommends approval of the rezoning to C-2 General Commercial.

Commissioner Solis moved to recommend approval of the rezoning; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

9. REQUEST FOR SMALL-SCALE COMP PLAN AMENDMENT

REQUEST: To change future land use from Lake County Regional Commercial to City of Clermont Commercial

APPLICANT: Staff (Value Place Hotel)

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The property is improved and is receiving water and sewer services from the City. The property, approximately 2.29 acres, has been developed as a hotel, Value Place Hotel.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate (currently Planned Commercial District in Lake County) to the City's C-2 General Commercial zoning classification.

Staff recommends approval of small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

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Commissioner Hubbard moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

10. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to C-2 General Commercial

APPLICANT: Staff (Value Place Hotel)

Senior Planner Kruse presented the staff report as follows:

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District) to the City's C-2 General Commercial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation.

Staff recommends approval of the rezoning to C-2 General Commercial.

Commissioner Hubbard moved to recommend approval of the rezoning; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

11. REQUEST FOR SMALL-SCALE COMP PLAN AMENDMENT

REQUEST: To change future land use from Lake County Regional Commercial to City of Clermont Commercial

APPLICANT: Staff (U-Haul)

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The property is improved and is receiving water from the City. The property, approximately 3.5 acres, has been developed as a vehicle rental business, U-Haul.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate (currently Planned Commercial District in Lake County) to the City's C-2 General Commercial zoning classification.

Staff recommends approval of small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

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Commissioner Martin moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

12. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to C-2 General Commercial

APPLICANT: Staff (U-Haul)

Senior Planner Kruse presented the staff report as follows:

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District) to the City's C-2 General Commercial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation.

Staff recommends approval of the rezoning to C-2 General Commercial.

Commissioner Proli moved to recommend approval of the rezoning; seconded by Commissioner Smith. The vote was unanimous to recommend approval.

There being no further business, the meeting was adjourned at 6:37 pm.

Cuqui Whitehead, Vice-Chair

ATTEST:

Rae Chidlow – Planning Specialist