City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
January 7, 2014

The meeting of the Planning & Zoning Commission was called to order Tuesday January 7, 2014 at 7:00 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Harry Mason, Bernadette Dubuss, and Thomas Spencer. Also in attendance were Barbara Hollerand, Planning and Zoning Director, Curt Henschel, Senior Planner, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Administrative Assistant.

Herb Smith and Thomas Spencer introduced themselves.

Bernadette Dubuss nominated Nick Jones for Chair. The vote was unanimous to keep Nick Jones as Chair for the Planning and Zoning Commission.

Bernadette Dubuss nominated Harry Mason for Vice-Chair. The vote was unanimous to make Harry Mason Vice-Chair of the Planning and Zoning Commission.

MINUTES of the Planning and Zoning Commission meeting held November 5, 2013 were approved as written.

REPORTS

There were no reports.

1. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: Palm Tire Automotive
OWNER/APPLICANT: Tower Commercial Land Trust / Dale Ladd
REQUESTED ACTION: A Conditional Use Permit Request to allow an automobile repair center within a C-2 General Commercial Zoning District

Planner Curt Henschel presented the following staff report:

The applicant is requesting a conditional use permit for an automotive repair center. The proposal is to construct a new 6,400 square foot repair center with 10 bays for service, a sales office, and inventory area for parts. As the site plan indicates, the bays will face north and south, and not Highway 27. The hours of operation will be from Monday through Friday 8am to 5pm, and Saturday from 8am to 12 pm. The service center will employ 8 full time employees and one part time employee.

The C-2 zoning allows for a wide variety of uses but the proposed use requires a conditional use permit. The applicant is not requesting to perform any major repairs such as body repairs. All proposed automotive work will be done within the walls of the building.

Matt Graham, 927 5th Street, stated that they have been in business in Minneola for 10 years and they are looking to relocate to Clermont.

Judy Sweeney, Tower Grove Townhomes, stated that she lives in one of the 10 units that back up to Bloxam Avenue. She stated that her back yard will be facing the property. She asked if the entrance for the business will be off Bloxam Avenue or from Highway 27.

Chairman Nick Jones stated that the entrance will come off of Bloxam Avenue.

Ms. Sweeney stated that it would not be to the Tower Grove Townhomes' advantage to have the entrance off Bloxam Avenue.

Mr. Henschel stated that they are proposing to share an existing driveway and a cross access road off of Highway 27. He stated that there will not be any additional curb cuts off Bloxam Avenue or Highway 27.

Chairman Nick Jones stated that with the doors opening on the north and south side of the building this might eliminate some of the noise issues.

Mr. Henschel stated in section 2, number 8 in the conditional uses, it addresses the noise levels from the business.

Commissioner Harry Mason asked what the landscape buffer in the rear is and what kind of landscape.

Mr. Henschel stated that code requires a 15' landscape buffer and includes 8 trees per 100 feet and a row of shrubs.

Commissioner Harry Mason moved to recommend approval of the Conditional Use Permit, restricted to 8 bays; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the Conditional Use Permit to City Council.

2. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: StarChild Daycare
APPLICANT: Valery & Matthew Perry
REQUESTED ACTION: A Conditional Use Permit request to allow a daycare facility within a C-2 General Commercial Zoning District

Planner Curt Henschel presented the following staff report:

The applicant is requesting a conditional use permit to allow a kids daycare facility in the C-2, General Commercial zoning district. Childcare centers are designated as a conditional use within the C-2, General Commercial zoning district.

The applicant is proposing to construct a 23,000 square foot building (phase one 18,700 square feet) with multiple playgrounds that could handle up to 500 children from infants through fifth grade. This will be located within the Hancock Town Center shopping center (currently undeveloped) along Hooks Street just behind Office Depot. The daycare center will employ approximately 75 teachers and staff members and will operate from 6:00 am to 7:00 pm. Monday through Friday.

Cas Suvongse, 1053 N. Orlando Ave., Maitland, stated that he is representing StarChild. He stated that he hopes to build this facility and believes this is a strong market area. He stated that the staff report states that the hours of operation are from 6:00 am to 7:00 pm. He stated that once a month they do want to allow a parent's night out and would like to stay open until 11:00 pm on those nights.

Peter Zimmerman, 1550 N. Wekiva Springs Rd., Apopka, stated that he is one of the founders of the StarChild facility. He stated that these are franchises, and he currently has 6 franchises in the Orlando area. He stated that all the schools are owned by local families.

Applicant Valerie Perry, 2938 Curving Oaks Way, Orlando, stated that she has family in the area. She stated that she feels this will be a good addition to the area due to the growth.

Commissioner Harry Mason asked if the proposed fence will be chain link.

Mr. Zimmerman stated that it is a black vinyl chain link fence.

Commissioner Herb Smith asked about the existing curb cut and asphalt.

Mr. Henschel stated that the curb cuts are for shared access to another exit road.

Commissioner Bernadette Dubuss asked if this is a daycare or a school. She asked how this differs from a charter school.

Mr. Zimmerman stated that this is not a charter school. He stated that they do have programs for infants, preschool children up to pre-k, and before and after school programs. He stated that some of the schools have developed kindergarten programs and some have gone beyond that, but this school will only provide preschool and before and after school programs.

Mr. Henschel stated that it is a daycare facility that offers before and after school care for kindergarten to fifth grade, but they do provide preschool.

Chairman Nick Jones asked if transportation is provided for the students.

Mr. Zimmerman stated that they do provide transportation to and from the public schools for the before and after school students.

Commissioner Bernadette Dubuss moved to recommend approval of the Conditional Use Permit and to allow once a month for the facility to be open until 11:00 pm; seconded by Commissioner Harry Mason. The vote was unanimous to recommend approval for the Conditional Use Permit to City Council.

3. REQUEST FOR SMALL SCALE COMP PLAN AMENDMENT

DEVELOPMENT NAME: Citrus Tower Apartments and Commercial

Planner John Kruse presented the following staff report:

The applicant is requesting a 30 day postponement to allow time for their consultants to provide additional information for development of the site. Staff concurs with the postponement request from the applicant.

Commissioner Bernadette Dubuss moved to table this item to February 4, 2014; seconded by Commissioner Thomas Spencer. The vote was unanimous to table this item.

There being no further business, the meeting was adjourned at 7:44 pm.

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Nick Jones, Chairman

ATTEST:

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Rae Chidlow – Administrative Assistant