

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
MARCH 5, 2024

CALL TO ORDER

Chairman Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, March 5, 2024 at 6:30 p.m.

MEMBERS PRESENT: Chairman Krzyminski, Vice-Chair Niemiec, Member Bain, Member Grube, Member Guerrero, and Member Norton

MEMBER ABSENT: Member Colby

ALSO PRESENT: Development Services Director Henschel, Senior Planner McGruder, City Attorney Mantzaris, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the February 6, 2024 meeting minutes of the Planning and Zoning Commission made by Commissioner Bain, seconded by Commissioner Grube. Motion passed 6-0 with Commissioner Colby absent.

REPORTS FROM THE COMMISSION - *None*

NEW BUSINESS

Item 1 - Resolution No. 2024-008R Waterbrooke Self-Storage CUP

Senior Planner McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow for a self-storage facility with more than 20,000 square feet of floor space in a Planned Unit Development (Ordinance No. 2017-49), with C-2 General Commercial permitted uses. The subject property is located south of State Road 50 at the intersection of Emil Jahana Road. The future land use designation is Commercial. The Land Development Code, Section 125-337 requires a conditional use permit for any building structure occupying more than 20,000 square feet and to allow for a self-storage facility. The climate-controlled facility is proposing up to 50,000 square feet of floor space. The proposed development will be gated and secured. No outside storage will be allowed. The building shall be designed to comply with the Clermont Architectural Design Standards on all sides of the building.

The PUD, also known as The Shoppes of Waterbrooke, was approved to allow up to 162,000 square feet of mixed use commercial, retail, restaurant, convenience store/gas station and office permitted uses for the overall development. The site was also allowed up to 85 residential dwelling units for future development. The maximum building size may not exceed 45,000 square feet of floor area. The PUD also granted six (6) waivers to the Land Development Codes to allow development flexibility of the property.

Staff has reviewed the CUP application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Therefore,

staff recommends approval of the Conditional Use Permit for a self-storage facility occupying over 20,000 square feet in a Planned Unit Development (PUD) zoning district with the conditions contained in Resolution No. 2024-008R.

Jimmy Crawford, Esq., Applicant, 702 W. Montrose Street, discussed the proposed self-storage use, the impact on the community, aesthetics and the traffic studies. He indicated customers will have access from 6am to 10pm with regular office hours. He explained Extra Space Storage has multiple self-storage sites in Florida, which average approximately 30 visitors per day. He compared this use with other various uses that potentially could be placed on this site with a much higher traffic volume.

The floor was opened for public comments. With no speakers present, the floor was closed.

Vice-Chair Niemiec asked about the trip generation manual. He said he likes the project, and asked if there will be outside storage. **Mr. Crawford** stated there will be no outside storage; and further, the big building will be climate-controlled whereas the small buildings will not be.

Commissioner Grube stated he has no issues with this project.

Commissioner Bain stated he appreciates that this use is not being proposed to be directly on SR 50. He asked what the height is of the larger building. **Mr. Crawford** answered 37 feet high.

Commissioner Norton asked staff about the other parcels within the Shoppes of Waterbrooke and what businesses may be going in. He inquired of the pedestrian requirements throughout the site, and whether the Waterbrooke PUD residents will have access to the Shoppes of Waterbrooke. **Senior Planner McGruder** explained staff does not currently know what businesses may go in; however, developers can submit anything within the C-2 General Commercial permitted use. She further explained the Shoppes of Waterbrooke PUD contains requirements for pedestrian movement. **Commissioner Norton** expressed he is concerned with community connectivity between the Shoppes of Waterbrooke and the Waterbrooke PUD.

Chairman Krzyminski inquired about the square footage of the proposed buildings. **Senior Planner McGruder** stated the maximum is 45,000 sf for up to three (3) buildings. **Chairman Krzyminski** asked about the Hooks Street extension. **Mr. Crawford** explained the PUD requires the extension of Hooks Street, which will be built by either the developer or Lake County.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-008R Waterbrooke Self-Storage facility: Moved by Commissioner Grube. Seconded by Vice-Chair Niemiec. Motion passed 5-1 with Commissioner Norton opposing and Commissioner Colby absent.

Item 2 – Ordinance No. 2024-017 151 West State Road 50 Rezoning

Senior Planner McGruder presented as follows:

The applicant, Salvatore, Inc., is requesting to rezone the subject property from Planned Unit Development (PUD) to C-1 Light Commercial district. The site consists of three parcels that are located at the southwest corner of State Road 50 and East Avenue and is approximately 3.04 acres,

with a Commercial Future Land Use Designation. On January 14, 2020, the City Council approved Ordinance No. 2020-01, to change the zoning from C-1 Light Commercial to Planned Unit Development (PUD) to allow for the development of 36 multifamily dwelling units.

The project was never constructed, and the applicant has petitioned to allow for a rezoning change back to the previous C-1 Light Commercial. The applicant has not identified any future development endeavors for the parcels. The application specifies that C-1 Light Commercial is a more appropriate zoning category and will be more consistent with the existing development pattern and character of the neighborhood. Staff has reviewed the application as submitted and finds the request to change the zoning from Planned Unit Development to C-1 Light Commercial is consistent with the intent of the goals, objective and policies for the Commercial land use designation. Therefore, staff recommends approval to rezone the subject property to C-1 Light Commercial with the conditions contained in Ordinance No. 2024-017.

Bret Jones, Esq., Applicant, 700 Almond Street, explained the owner would like his property to be more consistent with the neighboring parcels.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner Norton inquired whether the same property owner owns this property and the intent on why it was changed to a PUD. **Mr. Jones** said it is a new owner. **Senior Planner McGruder** explained it was changed to a PUD for a proposed 36 multifamily unit.

Commissioner Bain asked what the surrounding parcels are zoned as. He stated he believes the C-1 aligns better with the surrounding zonings than the PUD.

Commissioner Grube said this makes sense for that parcel, and it should be changed.

Chairman Krzyminski inquired what is meant by “The applicant has not identified any further development endeavors for the parcel.” **Senior Planner McGruder** explained the applicant has only submitted for the rezoning, but not for any development projects. **Chairman Krzyminski** asked if the parcels are currently under contract. **Mr. Jones** indicated he is unaware.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-017 Rezoning of 151 West State Road 50: Moved by Commissioner Bain, Seconded by Commissioner Grube. Motion passed 6-0 with Commissioner Colby absent.

UNFINISHED BUSINESS – None

DISCUSSION OF NON-AGENDA ITEMS - None

ADJOURNMENT – 7:03 pm

 4/2/24
Max Krzyminski, Chair

ATTEST: 
Kathy Heard, Planning Coordinator