

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MARCH 1, 2016**

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday March 1, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Tony Hubbard, Cuqui Whitehead and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held February 2, 2016 were approved as written.

REPORTS

Commissioner Whitehead stated that March 15, 2016 is the primary elections for Democrats and Republicans. She stated that Pig on the Pond is March 11-13, 2016.

1. REQUEST FOR LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Urban Low to Master Planned Development for multi-family parcel west of Hartle Rd., Terrace Grove Subdivision, Rooms to Go, Speedway, Autozone, and vacant parcel next to Autozone.

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 agreement with the City was executed on August 28, 2006 for the commercial and single family portion and September 16, 2011 for the multifamily portion. The property consists of 69 +/- acres. The multifamily portion, 25 acres, is currently under development and the remaining 44 acres has been developed with the exception of one small commercial parcel. The entitlements have not been changed from the original planned unit development granted by Lake County in 2011.

The proposed map amendment will change the future land use from Lake County's Urban Low to the City's Master Planned Development designation. The related rezoning request will change the zoning from Urban Estate (currently Planned Unit Development in Lake County) to the City's Planned Unit Development zoning designation.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity and the reviewing agencies for review. The Department of Economic Opportunity would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in June.

Staff recommends approval of the transmittal of the large scale comprehensive plan amendment to change the future land use from Lake County Urban Low to the City's Master Planned Development designation.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MARCH 1, 2016**

Page 2

2. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to Planned Unit Development for Terrace Grove subdivision, Rooms to Go, Speedway, Autozone, and vacant parcel next to Autozone.

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with a request for annexation and a large scale comprehensive plan amendment. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the developer. The Notice of Encumbrance to Annex with the City was executed on August 28, 2006. The property is improved, consisting of 103 single family homes and 4 commercial tracts; Rooms to Go, Speedway gas station, AutoZone, and one remaining vacant parcel. They are being served by the City's water and sewer service.

The property is approximately 44 acres and previously had entitlements granted by Lake County for a Planned Unit Development under Ordinance No. 2011-50. This is the remaining portion of the original planned unit development that will be annexed and rezoned at this time and the previous portion, approximately 25 acres, was annexed and rezoned in January by the City Council. This was for the multifamily apartment development. A related administrative comprehensive plan amendment request will also be processed along with this request for the entire planned unit development.

The rezoning request is to change the zoning from Urban Estate (currently Planned Unit Development in Lake County) to the City's Planned Unit Development zoning classification. The entitlements and relevant conditions from the County's Planned Unit Development ordinance have been carried over to the City's Planned Unit Development. Staff mailed informational letters to the homeowners regarding the annexation process and invited them to a community meeting with staff to address any questions they may have. This question/answer session was held on January 21, 2016 with a handful of residents attending. In addition, several emails and phone calls were also addressed regarding their questions resulting from the mailed letter.

Based upon the above information, staff recommends approval of the rezoning from Urban Estate to the City's Planned Unit Development zoning classification with the conditions outlined in the planned unit development Ordinance 2016-11.

John Radovich, 13639 Laranja St., asked if the city has plans to provide reclaimed water to Terrace Groves. He also asked if the vacant property next to Autozone can be cleaned up.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MARCH 1, 2016**

Page 3

Mr. Kruse stated that he would check with Environmental Services to see if reclaimed water would be available. He stated that the vacant property is currently in the county and the city's code enforcement officers will be patrolling that area once annexed.

Commissioner Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

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

3. REQUEST FOR REZONING

REQUEST: To change the zoning from R-3-A Residential/Professional to C-1 Light Commercial for property located at 770 Almond Street.

Senior Planner Kruse presented the staff report as follows:

The applicant is requesting a rezoning of the subject parcel located at 770 Almond Street. The proposed rezoning is from the current R-3-A Residential / Professional district to the City's C-1 Light Commercial zoning district.

The applicant proposes to redevelop the site from the current single-family residential structure to a professional office. Parking, water retention and landscape buffers will be included with the redevelopment.

The future land use designation for the parcel is Commercial which matches the request for rezoning to C-1 Light Commercial zoning.

Staff recommends approval of the rezoning to C-1 Light Commercial zoning district.

Mike Miller, 605 Florida St., Orlando, stated that he intends to demolish the current building and construct a 2600 square foot professional office building for his own property management business.

Commissioner Proli asked if the new building is one-story.

Mr. Miller stated that it would be a one-story building.

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

Development Services Director Barbara Hollerand stated that the April 5, 2016 meeting will be held in the rear of the Council Chambers. She stated that if it appears there will be more in attendance than space, the meeting will be relocated to another location.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MARCH 1, 2016**

Page 4

There being no further business, the meeting was adjourned at 6:51 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist