

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
OCTOBER 1, 2024

CALL TO ORDER

Chair Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, October 1, 2024 at 6:30 p.m.

MEMBERS PRESENT: Chair Krzyminski, Vice-Chair Niemiec, Member Bain, Member Colby, Member Grube & Member Norton

MEMBER ABSENT: Member Guerrero

ALSO PRESENT: Planning Manager Kruse, Senior Planner McGruder, City Attorney Mantzaris, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the September 3, 2024 Minutes of the Planning and Zoning Commission meeting made by Commissioner Bain, seconded by Commissioner Grube. Motion passed 6-0 with Member Guerrero absent.

REPORTS FROM THE COMMISSION – No Reports

NEW BUSINESS

Item 1 – Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash CUP

Item 2 – Resolution No. 2024-028R Fine Ink Studios Conditional Use Permit

Planning Manager Kruse announced the applicants have withdrawn the above stated items.

Item 3 – Ordinance No. 2024-032 Old Highway 50 Property Rezoning

Planning Manager Kruse presented as follows:

The applicant, Daly Design Group, is requesting a rezoning as part of the annexation process into the City of Clermont for the 123 +/- acre property. The property is located adjacent to Old Highway 50, south of the Florida Turnpike and North of the Lake County Bike Trail. The applicant previously proposed several different development layouts with increased intensities and densities, which did not meet the City's requirements or the requirements within the JPA with Lake County. In order to develop the property, the applicant needs central water and sewer from the City. The applicant is requesting R-3 Residential/Professional District Zoning.

The applicant has provided a conceptual lot layout showing the lots dispersed throughout three (3) village locations. The lots will be a minimum of 75 feet wide and 100 feet deep, with a minimum square footage of 7,500 square feet per lot. Since the property consists of approximately 53 acres of wetlands, the total number of lots will be 130 single-family lots, with a density of 1.85 dwelling

units per acre. This is a reduction under the previously considered conceptual plans that have been presented and less than the current Lake County Future Land Use Designation of Urban Low that permits up to 4 dwelling units per acre.

Staff has reviewed the application and proposed project in regard to the City's Land Development Code. The applicant is not requesting any variances at this time for the development of this project and is not a Planned Unit Development. School concurrency shall be met as a requirement prior to site plan approval and final platting. The applicant has submitted a traffic impact analysis which indicates the project is not expected to cause any roadways to exceed its Level of Service (LOS). A further traffic review will be conducted during the site plan review process. The project will be required to meet all the Land Development Regulations for roadway widths, landscaping, setbacks, etc. Since the project will be developed under the R-3 Residential/Professional District Zoning, staff is able to support the request and recommends approval of Ordinance 2024-032.

Bill Maki, Applicant, Daly Design Group, 913 N. Pennsylvania Avenue, Winter Park, stated he appreciates staff's support, and he is available for questions.

The floor was opened for public comments.

Doug Richter, 17351 Winter Road, Montverde, stated his concerns regarding the surrounding wetlands and whether they will be mitigated correctly; and further, safety with the increased traffic on Old Highway 50. He further stated he supports this project.

Wayne Varga, 15000 Ozzi Street, Winter Garden, asked if there is a proposed start and completion date. He further asked if the fee for City water will be going up because of the increased demand for water. He stated he is in support of this project.

City Attorney Mantzaris informed the Board that the City's water rate is not established based on development. The rates are established by an across-the-board rate analysis. He further stated properties outside the city limits do pay an extra surcharge.

With no further speakers present, the floor was closed.

Commissioner Norton asked if the City has any authority to recommend any roadway designs on Old Highway 50 since it is a County road. **Planning Manager Kruse** explained Old Highway 50 is a County road, and that will be at the County's discretion.

Commissioner Bain asked staff whether this board will vote on any future plans for this project. **Planning Manager Kruse** stated this is the only item this board will be voting on with regard to this project. The City Council will be determining any future plans. **Commissioner Bain** asked the applicant their rationale with the R-3 Residential/Professional District zoning instead of only residential and whether or not this project is strictly residential. **Bill Maki** explained the request for R-3 Residential stems from the Interlocal Service Boundary Agreement (ISBA) with surrounding agencies and Lake County; and further, that staff recommended the R-3 zoning. He stated this project is strictly residential.

Commissioner Grube stated he has no issues with this project and thinks it is a good project. He commented that the reclaimed water only produces 25% for the city, and there is not enough to be able to provide it at this location.

Commissioner Colby asked staff about how the wetland mitigation will be handled. **Planning Manager Kruse** explained if there are any wetland impacts, it will be required to go through the State for mitigation. **Commissioner Colby** asked the applicant if they have a proposed start date. **Bill Maki** stated the utilities will not be available until the end of 2025. He believes early 2026 will be the earliest that they can break ground. He explained they have already staked out the wetlands in order to steer clear of them; and further, he stated they can draw from the ponds or build a well for irrigation purposes. **Commissioner Colby** concluded by stating this looks like a decent project.

Vice-Chair Niemiec asked staff if they know who owns the small parcel in between Village A and Village B. **Planning Manager Kruse** stated that is a FDOT pond for the turnpike. **Vice-Chair Niemiec** asked the applicant if the villages will be constructed in phases. **Bill Maki** replied they are anticipating them being built in phases. **Vice-Chair Niemiec** concluded by stating he likes the size of the lots and recommended access turn lanes be installed off of Old Highway 50. He further stated his concerns are impacts on schools and fire/police response times.

Chair Krzyminski asked staff if there will be fire access to the site. **Planning Manager Kruse** informed him that will be reviewed during the site plan review process. **Chair Krzyminski** asked the applicant if there are plans for a park or recreational area. **Bill Maki** stated the amenities will be worked on during the preliminary site plan process; however, he stated they do want to engage the trail for access.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-032 Old Highway 50 Property Rezoning; Moved by Vice-Chair Niemiec. Seconded by Commissioner Norton; Motion passed 6-0 with Member Guerrero absent.

DISCUSSION OF NON-AGENDA ITEMS – None

ADJOURNMENT – 6:54 pm



Max Krzyminski, Chairman

ATTEST:



Kathy Heard, Planning Coordinator