

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

CALL TO ORDER

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

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

MEMBER ABSENT: Members Guerrero and Norton

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the October 1, 2024 Minutes of the Planning and Zoning Commission meeting made by Commissioner Bain, seconded by Vice-Chair Niemiec. Motion passed 5-0 with Members Guerrero and Norton absent.

REPORTS FROM THE COMMISSION

Commissioner Bain stated it is Election Day, and you can vote even if you are in line at 7:00 pm.

Commissioner Grube – No Report

Commissioner Colby – No Report

Vice-Chair Niemiec also stated it is very important to get out and vote. He announced he attended the first Taste of Italy at Waterfront Park, and said it was outstanding. He gave a shout-out and thanked the Italian American Club of Central Florida and Corelli's.

Chair Krzyminski stated this is his last meeting. He thanked Ray Goodgame and Cuqui Whitehead for their mentorship. He further thanked staff, Jay and the Board.

NEW BUSINESS

Item 1 – Ordinance No. 2024-039 The Shops at Waterbrooke PUD Amendment

Senior Planner McGruder presented as follows:

The applicant is requesting to amend the Planned Unit Development (Ordinance No. 2017-49), which was approved by the City Council on November 28, 2017. The proposed request is to increase the residential development and decrease the commercial component of the master development plan. The PUD Ordinance No. 2017-49, permits Lots 6 and 7 to construct up to 85 dwelling units consisting of residential townhomes, not to exceed two levels. The PUD also allows the developer to decrease the commercial acreage and increase the residential acreage, not to exceed the maximum of 12 units per acre as permitted by the Commercial Land Use. The current approved PUD allows one (1) single commercial building up to the maximum building size of

45,000 square feet. The PUD amendment is requesting to allow for a three-story climate-controlled self-storage building not to exceed 100,000 square feet, plus three (3) additional smaller storage buildings. The applicant has updated the Conceptual Plan layout to reflect the proposed changes to the Master Development Plan. The property consists of 45 +/- acres and is located south of SR 50 at the intersection of Emil Jahna Road. The proposed commercial development shall be limited to permitted uses under the C-2 General Commercial zoning with no automotive uses permitted. The current PUD also allows for a gas station/convenience store.

The only request to the PUD amendment is to decrease the commercial acreage and to increase the residential acreage, along with the request to allow a three-story self-storage building not to exceed 100,000 square feet, which requires an updated conceptual site plan with the proposed changes.

The applicant will also be required to comply with all Land Development Regulations and Comprehensive Plan. The project will be required to add a minimum 15-foot landscape buffer with an additional 30 percent plant materials between the residential and commercial development to ensure an opaque buffer screen. All buildings must comply with the Architectural Design Standards. The multifamily development will be required to provide a recreational facility to comply with the Comprehensive Plan Policy 1.6.4 Performance Standards.

Staff has reviewed the applicant's request for an amendment to the Planned Unit Development (PUD) master development plan. Staff finds the proposal meets the provisions with regard to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2024-36 to amend the PUD with the conditions contained in the ordinance.

Jimmy Crawford, Esq., Applicant, 702 W. Montrose Street, stated he agrees with the staff report; and further, shared a market study which showed the need for self-storage in this vicinity. He discussed how this project is a low traffic generator, and asked the Board for their approval.

The floor was opened for public comments.

Adam Sacharoff, 2928 Wild Mulberry Dr. (Waterbrooke), spoke in opposition to the self-storage facility stating there are already nine self-storage facilities within a ten-minute radius. He further shared concerns surrounding light pollution, disruption of animal habitats, lack of business diversity opportunities and economic growth with concerns relating to this possibly lowering surrounding property values.

Ronnie Perez, 3420 Florigold Grove St. (Waterbrooke), spoke in opposition to the self-storage facility stating concerns of the height of the self-storage building creating an eyesore along with traffic driving through their community to get to the self-storage. He would prefer to have shops instead of a self-storage.

Roger Klantschi, 3489 Banana Shrub Blvd. (Waterbrooke), spoke in opposition to the self-storage facility and would like to have shops and/or restaurants creating a family-friendly environment. He is concerned about the number of townhomes utilizing the amenities at Waterbrooke.

Kimberly McMahan, 2387 Garden Belle Dr. (Waterbrooke), spoke in opposition to the self-storage facility stating currently there are already 15 in the vicinity. She stated “The Shops at Waterbrooke” should be just that; shops, restaurants, entertainment, but not self-storage.

Bianca Matheson, 2363 Garden Belle Dr. (Waterbrooke), spoke in opposition to the self-storage facility with concerns of traffic and safety in regard to large vehicles accessing the facility. She further stated there are already eight storage facilities within a one-mile radius.

Amanda Pereira, 3137 Hurston Watch Lane (Waterbrooke), spoke in opposition to the self-storage facility and would like dining and retail shops located there instead. She stated this could decrease the values of their homes.

With no further speakers present, the floor was closed.

Jimmy Crawford clarified that there are not eight storage units within a one-mile radius. He explained the self-storage market study that states this area is currently undersupplied with a square-foot capita of 3.94 in a three-mile radius, and the US national average is 8.52 square-foot capita. He further stated this property is completely environmentally disturbed and is already approved for 162,000 square feet of C-2 uses.

Vice-Chair Niemiec asked what the maximum height is allowed for C-2. **Jimmy Crawford** explained there is no height restriction within the PUD for the commercial use. So the restriction would be city code, which is 55 feet. Discussion ensued regarding how many self-storage units are currently in Clermont.

Commissioner Colby stated he is sympathetic to the surrounding community; however, this use does meet the provisions of the PUD and it needs to move forward.

Commissioner Grube stated this use meets the provisions of the PUD, and their hands are tied.

Commissioner Bain clarified the proposed amendment, asked whether the townhomes will be part of the Waterbrooke HOA, and how much higher the self-storage building will be compared to the two-story townhomes. **Jimmy Crawford** answered the townhomes will be marketed for sale and will not be part of the Waterbrooke HOA; and further, the self-storage will be secured and gated, will not be a 24-hour facility, and most likely will be 10 to 12 feet higher than the two-story townhomes. **Commissioner Bain** concluded by stating he understands the concerns about the storage facility; however, he does not see a justifiable reason to not approve this project.

Chair Krzyminski commented if there is a Bald Eagle’s nest, a new development cannot be developed within a 660 foot radius. He stated he cannot find a reason why this would affect home values or taxes. **Jimmy Crawford** concluded by stating this parcel will be heavily landscaped, because the PUD requires 30 percent extra landscaping within the buffers than what the code requires.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-039 The Shops at Waterbrooke PUD Amendment; Moved by Commissioner Colby, Seconded by Commissioner Grube. Motion passed 5-0 with Members Guerrero and Norton absent.

(Recess from 7:30 p.m. to 7:32 p.m.)

Item 2 – Resolution No. 2024-036R Midpoint Rec Container Shop CUP

Senior Planner McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow for a 160 square foot container building in the Central Business District. The building will be located on an existing lot located at 782 West Montrose Street. The request to use the northwest corner of the parcel as a commercial business that rents and stores recreational bicycles, canoes and other sporting items at this location. The Conditional Use Permit would also allow for the waiver of one (1) parking space as required by the code, Section 15-14.

The requested Conditional Use Permit (CUP) is required for the 160 square foot container building and not the bicycle rental business, which is permitted in the Central Business District. The Land Development Regulations require all buildings must conform to the Clermont Architectural Design Standards. The 160 square foot building will be required to add architectural elements and features as depicted in the conceptual building elevations. The proposed building location is located at the rear of an existing commercial site. In addition, because the code does not identify the container building as permitted, Section 125-370 requires a Conditional Use Permit for any use or structure in the case of uncertainty about the classification. A final determination shall be made by this resolution.

Staff has reviewed the application as submitted and finds the proposed building could be designed to comply with the codes, and because of the de-minimus size of the building and location, the building may have a minimal impact on the surrounding areas. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2024-036R.

Jimmy Crawford commented the applicants are visionaries with this concept, and further stated Valerie will give a presentation and together they can answer any questions.

Valerie Schuett, *Applicant, 931 Montrose St.*, explained their vision for the downtown corridor with enhancing the downtown experience by renting bikes, folding kayaks and blow-up paddleboards. Their shop would be out of a custom shipping container in order to revitalize unused and unsightly parcels within Clermont's Central Business District (CBD).

The floor was opened for public comments.

Joy Ray, *1569 Nautica Mile Drive*, owns the downtown properties where The Bell & Corelli's are located. She spoke in opposition to a container building being allowed stating if they allow one, they are going to have to allow more.

Tamara Hitzemann, *967 W. Montrose St.*, spoke in support of this stating containers are popping up everywhere, and bike rentals are needed downtown. She further stated the applicants will take very good care of the container and will make it look very attractive.

With no further speakers present, the floor was closed.

Commissioner Bain asked whether the container will look as they are presenting it today, the days and hours of operation, and how much foot traffic do they believe this could bring to the vicinity. **Valerie Schuett** explained they plan for the container to look very similar to their proposed rendition; to start, they will be closed Mondays and Tuesdays with hours of operations 8am to 8pm; and further, she believes this could potentially bring a lot of foot traffic to the downtown vicinity. She conveyed the equipment will not be stored on site; and further, at start-up they will be taking reservations with the hopes of being on-demand during busy events. **Commissioner Bain** concluded stating he understands the concerns regarding containers; however, with the proper planning it could flow well with the surrounding vicinity and add an eclectic vibe. He appreciates and supports what this could bring to the downtown area.

Commissioner Grube asked if this would take up a current parking space. **Senior Planner McGruder** stated it is vacant land on private property.

Commissioner Colby stated he loves this project which would replace the current eyesore and applauded them for their efforts and vision.

Vice-Chair Niemiec asked staff if there are design standards for container buildings. **Senior Planner McGruder** stated the City has architecture design standards which applies to all buildings.

Chair Krzyminski stated he likes this concept a lot, but is concerned with the container not being maintained and asked if that can be placed in the resolution. **City Attorney Mantzaris** stated language is already in the resolution pertaining to maintaining the structure.

Discussion ensued regarding maintenance of the container unit and building codes.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-036R Midpoint Rec Shop CUP; Moved by Commissioner Colby. Seconded by Commissioner Niemiec. Motion passed 5-0 with Members Guerrero and Norton absent.

Item 3 – Resolution No. 2024-038R US 27 Car Wash & Self-Storage

Planning Manager Kruse presented as follows:

The applicant is interested in developing a 4+/- acre parcel located adjacent to the FDOT Park-n-Ride lot on US 27, southeast of Wawa. The site has limited access, with a right in-right out connection on a one-way access road connecting US 27 to Hooks Street. All the traffic will flow north to Hooks Street.

The proposal is for a car wash facility along the front of the property and a three-story residential storage warehouse in the rear portion of the site. The car wash is a typical self-serve operation with vacuum stations and a single, automated car wash tunnel within a building. The building is approximately 1,670 square feet. The storage warehouse will be climate controlled and for residential storage use only. The total square footage of this building is up to 100,000 square feet. The building will be designed to comply with the Clermont Architectural Design Standards. No outside storage will be allowed, and the applicant is not requesting any variances to the Land Development Code.

The property has a C-2 General Commercial zoning designation and a Commercial Future Land Use. The property is surrounded with a majority of C-2 General Commercial zoning with the northern parcel zoned M-1 Industrial. Section 125-337 requires a Conditional Use Permit for any building that occupies more than 20,000 square feet and car wash operations. The entire project is dependent on the approval of the CUP.

The applicant has performed a traffic evaluation based upon the proposed project. Traffic Planning and Design (TDS) indicated that the proposed project will generate 59 A.M. peak hour trips and 93 P.M. peak hour trips. Based upon the project's trip generation, the proposed project is considered de minimis and meets the requirement for a Tier 1 Exemption Letter. The City's traffic consultant agrees with the exemption.

Staff has reviewed the CUP application and has no evidence that the proposed use will be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The proposed use will comply with the regulations and conditions specified in the CUP and the City's Land Development Regulations. With the limited access point, the site would be best suited for lower traffic generation end users. The self-storage facility is a very low traffic generator with the majority of the peak hour trips occurring for the car wash. The property is located between the Park-n-Ride lot and Industrial zoning to the north, and fronts on an arterial roadway. The uses are compatible with the existing area. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet and a car wash facility in the C-2 zoning district with the conditions contained in Resolution No. 2024-038R.

Bret Jones, Esquire, *Applicant, Bret Jones, P.A., 700 Almond Street*, stated he appreciates staff's support, and he is available for questions.

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

Vice-Chair Niemiec asked staff how many storage facilities are currently in this vicinity, whether any variances are being requested and asked for confirmation that this request is a low traffic generator. **Planning Manager Kruse** stated there are currently 10 self-storage facilities in Clermont (eight in Clermont and two in the County), no variances have been applied for; and further, he confirmed that this project is a low traffic generator.

Commissioner Colby stated he thinks this project is a good use for the parcel and fits in; and further, stated he recommends approval.

Commissioner Grube stated he believes this is a great project for this parcel, but is concerned about traffic taking a left on Hooks Street, which is not allowed, but he has seen it happen.

Commissioner Bain expressed concerns about traffic from Wawa taking an illegal right on Grand Highway to get to the car wash. **Planning Manager Kruse** stated if the adjacent parcel to the north is developed, a cross-access from Wawa to this site may be warranted. **Commissioner Bain** concluded by stating this project is most likely the best suited for this type of parcel and appreciates the infill of the car wash.

Chair Krzyminski stated this project makes sense, and he had no questions.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-038R US 27 Car Wash & Self-Storage: Moved by Commissioner Bain. Seconded by Commissioner Colby. Motion passed 5-0 with Members Guerrero and Norton absent.

DISCUSSION OF NON-AGENDA ITEMS – None

ADJOURNMENT 7:54 pm


Chair

ATTEST:


Kathy Heard, Planning Coordinator