

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 1

The meeting of the Planning and Zoning Commission was called to order Monday, September 12, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, and Tony Hubbard. 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 June 13, 2016 were approved as written.

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

REPORTS

There were no reports.

1. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow an adult daycare in the M-1 Industrial zoning district.

PROJECT: Lake County Adult Activity Center, Inc.

Planning Manager Henschel presented the staff report as follows:

The applicant intends to locate an adult day care facility at 355 Citrus Tower Blvd. This location is zoned M-1 Industrial with a PUD and has a future land use of Industrial. The Lake County Adult Activity Center Inc. has previously obtained two conditional use permits at other locations within the city, the first in 2009 on Grand Highway, and the second in 2012 on Mohawk Street. Each time the applicant has outgrown their location, and is now seeking to relocate to this 4,500 square foot location.

The Lake County Adult Activity Center will be a licensed adult day care facility with the capacity of up to 60 adults. The center will provide a safe place to go during the week to socialize, participate in supervised activities, and receive physical care and monitoring as needed, all while retaining as much independence as possible.

Hours of operation will be Monday through Friday from 8:00am to 5:00pm and 8 employees will staff the facility throughout the day.

Carolina Garcia, 191 Nautica Mile Dr., stated that she is the owner of the Lake County Adult Activity Center. She stated that the program is for seniors while their family members work. She stated that they have mental stimulation, care giving assistance and different activities. She stated that they offer breakfast, lunch, and afternoon snacks for the seniors. She stated that they provide a transportation service that picks up and drops off the seniors.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 2

Commissioner Smith stated that there is not enough parking in this area.

Ms. Garcia stated that the seniors are bused to and from the facility or family members will drop them off and pick them up.

Commissioner Proli asked about the handicapped parking.

Ms. Garcia stated that there are two handicap parking spaces in the front of the building and one in the rear.

Commissioner Proli asked if there is medical staff at the facility.

Ms. Garcia stated that the staff are licensed CNA's.

Commissioner Solis moved to recommend approval of the conditional use permit; Commissioner Hubbard seconded. The vote was unanimous to recommend approval of the conditional use permit.

2. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Rural to Low Density Residential in the City.

PROJECT: Extreme Groves

3. REQUEST FOR REZONING

REQUEST: To change the zoning from Urban Estate to Planned Unit Development.

PROJECT: Extreme Groves

Senior Planner Kruse presented a letter from the applicant requesting to postpone Items 2 and 3 to the October 4, 2016 Planning and Zoning Commission meeting.

Commissioner Solis moved to recommend denial of the request for postponement for Items 2 and 3; seconded by Commissioner Smith. The vote was unanimous to deny the request for postponement of Items 2 and 3.

Senior Planner Kruse presented the staff report as follows:

The owner, Extreme Groves Investments, LLC, is requesting a large scale comprehensive plan amendment for the property. The property is approximately 66 acres in size. This request is being heard concurrently with requests for annexation and a rezoning to a PUD for a 122 lot subdivision. The applicant wishes to develop the property and have City services available.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 3

The owner is requesting a change in the Future Land Use from Lake County's Rural to the City's Low Density Residential designation. The property is part of the proposed Wellness Way Area Plan (WWAP), which upon adoption by Lake County, may allow this property to be developed up to a density of 1.85 dwellings units per acre. However, Lake County has expressed concern with the proposed project in regards to the existing densities on the adjacent and surrounding parcels in respect to the compatibility of the project. It was noted that the project fails to meet many of the goals and objectives of the pending Wellness Way Urban Service Area.

The property is currently in the Rural land use category, which limits 1 dwelling unit to 5 acres. The City's Low Density Residential designation allows up to 3 units per acre. This is the City's lowest residential future land use category. A change to this category would essentially be a 1 to 15 ratio increase, or one home in the County to 15 homes in the City over the same acreage. The property has the Rural future land use designation to the south, west and a portion to the north and Conservation future land use designation for Lake County Water Authority's Scrub Point Preserve. The project would be a pocket of Low Density Residential surrounded by land uses of Rural and Conservation.

The Lake County Water Authority, the Lake County Board of County Commissioners, the Lake County School Board, and surrounding property owners have all expressed concern over the proposed change. Due to the incompatibility of the surrounding land uses and the impacts on traffic, schools, and other public services, staff recommends denial of the request for the large scale comprehensive plan amendment to change the future land use from Lake County Rural to Low Density Residential in the City.

The owner, Extreme Groves Investments, LLC, is also requesting a rezoning for the 66 +/- acres for a planned unit development (PUD) allowing 122-lot single family subdivision. Upon annexation, the property will receive the Urban Estate low density zoning designation.

The property within a half-mile radius of the project consists of either larger tracts of agricultural land, County-owned nature preserve (Scrub Point Preserve), five-acre agriculture homesteads or one-acre lakefront estates on John's Lake. The area is still predominantly rural in nature and is all located in Lake County's jurisdiction.

The applicant has proposed the development at the maximum density of 1.85 dwelling units per acre. This development pattern does not follow the existing development pattern in regards to the densities and intensities in the area and may be problematic with the transition of the proposed ¼ acre lots to the larger lots and agricultural use in the area.

Lake County has expressed this concern with the proposed project in regards to the existing densities on the adjacent and surrounding parcels in respect to the compatibility of the project.

Accessing the site is a major concern with the increased traffic demand. The property is currently accessed via Flynn Court. This road does not meet City standards for access and the subdivision is proposed to add roughly 1,900 trips to this segment. A new primary access road is

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2016**

Page 4

being proposed to the west of the project, but coordination with the property owner, the Lake County Water Authority, is necessary. At this point in time, no formal agreement has been provided to indicate access will be provided through the water authority's property.

Jennifer Cotch, with the Akerman law firm, 420 S. Orange Avenue, Orlando, stated that they are still working on the access issues, which is why they had asked for the continuance. She stated that the access and site plan that staff currently has is not the one they are planning to present.

Yanette Moyano, 11715 Flynn Court, stated that her property is adjacent to the project. She stated that they are a rural area so there aren't many residents but they are here to voice their objection. She stated that they agree with staff's recommendation.

Frank Fernandez, 11715 Flynn Court, stated that he doesn't appreciate the fact that the applicant is not present. He stated that they are against the density and the way they are doing business.

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

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

There being no further business, the meeting was adjourned at 7:05 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist