

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 6, 2016**

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The meeting of the Planning and Zoning Commission was called to order Tuesday, December 6, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, Cuqui Whitehead, Tony Hubbard and Jack Martin. Also in attendance were Shannon Schmidt, Economic Development Director, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held November 1, 2016 were approved as written.

PRESENTATION

Richard Levey, Levey Consultants, presented to the Commission the downtown density comprehensive plan amendment presentation and explained what makes a downtown thrive economically.

Commissioner Whitehead stated that her concern is the lack of income-producing jobs in Clermont to allow for the density presented.

Mr. Levey stated that by creating a self-sustaining community, it will bring jobs.

Commissioner Martin stated that he hears from his community that Winter Garden and Mount Dora have great downtowns, but you never hear about downtown Clermont. He stated that the word doesn't get out to the community about downtown events.

Ms. Schmidt stated that the City has to work on creating awareness and critical mass in the downtown area. She stated that it is difficult to recruit people to work in Clermont when they have downtowns such as Orlando and Winter Garden. She stated that they enjoy the vibrancy and walkability, with entertainment, food, and beverage close by. She stated that 70% of our workforce leave Clermont to work. She stated that jobs and opportunity are mission critical for the City of Clermont. She stated that increasing the downtown density, encourages people who want to live in walkable communities, where they have amenities close by at their fingertips.

Commissioner Martin stated that Lake Minneola preservation is an asset for Clermont. He stated that Clermont does not control all of it.

Mr. Levey stated that his concentration is the land and shoreline of Lake Minneola. He stated that the land development along Lake Minneola will fall under the City and county. He stated that the City is looking to utilize the old police station as an employment opportunity.

Commissioner Proli stated that her community wants Clermont's downtown to be similar to Winter Garden. She suggested providing trolleys for transportation in the downtown area.

Commissioner Whitehead stated that she would rather see condos verses apartments.

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REPORTS

Commissioner Whitehead stated that Doris Bloodsworth will be leaving the City and she has been a great asset to the City.

Commissioner Solis stated that his band will be playing at the Garden Theater in Winter Garden on January 6, 2017.

Chairman Jones stated that the Christmas concert played by the Florida Lakes Symphony will be playing in Mount Dora at the community center on December 22, 2016. He stated that they are looking for sponsors in the community to help them to be able to come back to Clermont.

1. REQUEST FOR REZONING

REQUEST: To change the zoning to Planned Unit Development

PROJECT: Kings Crossing Commercial

Senior Planner Kruse presented the staff report as follows:

The owner, South Lake Connector, LLC is requesting to rezone 80.45 acres to Planned Unit Development zoning. Of the total project acreage, approximately 11 acres is actually usable for development. The remaining portion will be retained in open space and water body, Lake Felter. The property is located at the southeast corner of Citrus Tower Blvd. and US Hwy 27. The property currently has two zoning designations, C-1 Light Commercial, on the southern portion, and a conditional use permit for a Planned Unit Development on the northern portion, which is part of the Lost Lake DRI. The northern portion of the property, approximately 44 acres, is currently used for an existing stormwater pond and open space. The remaining southern portion is about 37 acres and is vacant with where a majority of the developable area is located. The owner is requesting a Planned Unit Development with C-1 Light Commercial uses in order to relocate the existing stormwater pond, provide better access to the proposed development, establish a unified development plan and tie the project under one zoning designation, a Planned Unit Development with C-1 Light Commercial uses.

The owner has provided a Planned Unit Development Conceptual Master Plan for the project, as prepared by McCoy and Associates, indicating the layout of the project. Resulting from this proposed layout and dealing with the existing site characteristics, seven waivers to the Land Development Code were identified. These have been reviewed by staff and are included in the Planned Unit Development ordinance for consideration. The waivers include: (1) the ability to have buildings greater than 5,000 square feet but not more than 20,000 square feet, (2) paved parking stall reduction from 20 feet to 18 feet with an additional 2 feet grassed/mulched overhang, (3) retaining wall height up to 18 feet, (4) reduced 10 foot wide landscape buffer in a select area, (5) use existing canopy trees/planted pines in lieu of a planted buffer, (6) a total of three commercial center ground identification signs, one at each entrance, and (7) elimination of interior landscaping between properties/users. At this time, only one user has been identified for

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the project and it has been shown on the plan. The remaining area will be developed according to the market demand and each individual user will be required to go through site review and meet the Land Development Code, except for any waivers approved by Council contained in the Planned Unit Development.

Staff has reviewed the applicant's request for a rezoning from the existing conditional use permit for a Planned Unit Development of the Lost Lake Development of Regional Impact and C-1 Light Commercial use to Planned Unit Development zoning with C-1 Light Commercial uses. Staff has received confirmation from the State reviewing agency having jurisdiction over the proposal that the unification of the parcels into one project would not pose additional impacts. Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a Planned Unit Development. Therefore, staff recommends approval of Ordinance 2017-02 for a Planned Unit Development with C-1 Light Commercial uses.

Rick McCoy, 732 Fourth Street, stated that he was present to answer any questions.

Commissioner Proli asked about the elimination of the interior landscape buffer.

Mr. McCoy stated that the landscape buffer in between the lots within a development is not necessary since the separate parcels will be one development. He stated that they will still have a 20-foot landscape buffer along the frontage road that will be included within the development.

Commissioner Proli asked about the reduction of the parking stalls.

Mr. McCoy stated that it will still be 20 feet, but rather than having 20 feet of pavement, a portion will be grass in order to reduce pavement and help with better stormwater management.

Commissioner Martin stated that there does not seem to be very many trees on the property.

Mr. McCoy stated that there are pines and oaks along the waterfront which aren't visible from the road.

Commissioner Proli asked if all of the area will be C-1 Light Commercial zoning.

Mr. McCoy stated that the development will C-1 Light Commercial zoning use.

Commissioner Martin asked if the parcel was 11 acres.

Mr. McCoy stated that there are actually about 10 acres that can be developed.

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

Commissioner Whitehead recognized the boy scouts that were present at the meeting.

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Tyler Drone introduced himself and stated that he was attending the meeting to receive his Communication merit badge.

Aaron Drone, Tyler's dad, stated that he was present to support his son.

Mr. Kruse presented a status update on the applications that were brought before Planning and Zoning Commission in 2015.

There being no further business, the meeting was adjourned at 7:41 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist