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PLANNING AND ZONING COMMISSION
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The meeting of the Planning & Zoning Commission was called to order Tuesday March 7, 2017 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carol Thayer, Herb Smith, Judy Proli, Cuqui Whitehead, and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Regina McGruder, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

Development Director Hollerand introduced Regina McGruder to the Planning and Zoning Commission.

MINUTES of the Planning and Zoning Commission meeting held February 7, 2017 were approved as written.

REPORTS

Commissioner Whitehead stated that Pig on the Pond was successful.

Mr. Mantzaris stated that it was estimated that 30,000 people were in attendance.

Commissioner Whitehead stated that The Caribbean American Association of Lake County is having a Mother's Day event at Gabby's banquet facility on Sunday, May 14, 2017 from 1:00 p.m. to 5:00 p.m.

Chairman Jones stated that he has tickets for the Florida Lakes Symphony Orchestra that is coming up on March 31, 2017. He stated that Film and Fantasy will performing at the First United Methodist Church. He stated that he is also raffling off a Remington 12-guage pump shot gun and 100% of the proceeds go to the Lions Club vision programs. He stated that they also collect glasses to recycle. He stated that two years ago they recycled 98,000 glasses worldwide.

Commissioner Whitehead made a motion to table Resolution 2017-14 to the April 4, 2017 Planning and Zoning Commission meeting; seconded by Commissioner Proli. The vote was unanimous.

1. REQUEST FOR REZONING

REQUEST: To change the zoning from C-2 General Commercial to Planned Unit Development

APPLICANT: Major Stacy/The Addison

Senior Planner Kruse presented the staff report as follows:

The applicant, B&S Engineering Consultants, is requesting a rezoning from C-2 General Commercial to Planned Unit Development for 19.17+/- acres. The property is located at the northwest corner of Hooks Street and Citrus Tower Boulevard and extends west towards Oakley

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Seaver Drive. The property has been previously altered with mining activities and is currently vacant. The applicant desires to develop the site for a multi-family development with up to 12 dwelling units per acre, or a total of up to 230 dwelling units. The applicant has provided a conceptual site plan, prepared by B&S Engineering Consultants, dated 2-14-17, showing the layout of the buildings and parking on the site. The project will consist of 16 multi-story buildings with a clubhouse and other amenities for the residents. The proposal is for multi-family use only with no commercial aspects proposed.

Because the site has been previously disturbed, the applicant is requesting several waivers to deal with the existing conditions. The applicant is requesting cut and fill up to 25 feet over the project area. This is due to the existing manmade holes on the site from the mining activity and stock piling of roadway material (spoils) from Hooks Street and the surrounding road construction activities. This was permitted under the current SJRWMD permit 89835. The applicant is requesting 4:1 grades to assist with transitioning the grade over the site. The 4:1 slope is also being requested in the landscape buffers, where needed. The applicant is requesting a maximum retaining wall height of 13 feet. When two wall segments are required, the applicant is requesting a 3-foot terrace instead of a 5-foot terrace. The applicant is requesting the project be gated with private streets. The applicant is requesting that driveway access and parking be allowed to be constructed below the centerline of adjoining roads, with the City's engineer's approval. The applicant has indicated that they can serve the entire development with one central compactor for solid waste collection and is seeking a waiver to the land development code for dumpsters.

Staff acknowledges that the site has been disturbed and the original topography has been altered, as evident from aerial photography over the years and the SJRWMD Permit. Staff understands that the site will be challenging to develop and the very nature of the Planned Unit Development zoning allows waivers to the Land Development Code. The traffic report indicates that the proposed development will not require additional improvements to the surrounding roadway systems. The applicant will be required to participate in any mitigation that is warranted by the Lake County School District for school concurrency.

Staff has reviewed the applicant's request for a rezoning from C-2 General Commercial to Planned Unit Development zoning. 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 2017-23 for a Planned Unit Development.

Attorney Jimmy Crawford stated that he is representing The Addison. He stated that there is very little that has changed from the previous application. He stated that they have provided more detail of the floor plans and finishes of the buildings.

Commissioner Whitehead asked if there was only one entrance to the apartments.

Major Stacy, 2221 Lee Road, Winter Park, stated that there is one primary entrance on Hooks Street with a secondary emergency access on Citrus Tower Boulevard. He stated that there is a

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60 x 100 foot easement because there is an intersection not being used at this time, but it was required by Lake County.

Commissioner Whitehead asked about parking.

Mr. Stacy stated that parking meets code.

Chairman Jones asked about the school board concurrency requirements.

Mr. Kruse stated that the applicant would have to meet any school concurrency requirements in order to proceed with the project.

Mr. Crawford stated that the estimated new student generation count is 15 to 20 students and the applicant will have to do a capacity impact study prior to development.

Commissioner Whitehead asked what the largest floor plan for the apartments is.

Mr. Crawford stated that there would be three bedroom/two bath. He stated that he did a site visit to the sister project to this one and he was very impressed. He stated that they use up to four finishes on the exterior of the apartments.

Mr. Stacy stated that there are 56 1-bedroom units, 122 2-bedrooms units, and 52 3-bedrooms units in the apartments.

Commissioner Thayer expressed concerns about the project having only one main entrance.

Mr. Crawford stated that the project meets the access codes for development. He stated that there is an emergency entrance in the northeast corner of the parcel.

Commissioner Smith asked if the emergency exit would be blocked.

Mr. Stacy stated that there would be an access gate at that entrance.

Chairman Jones asked whether the emergency vehicles would be able to maneuver through the development.

Mr. Kruse stated that it was reviewed by the Fire Department at the preliminary review.

Commissioner Smith asked about there only being one trash compactor for the whole development.

Deion Lowery, developer, stated that the trash compactor is the typical compactor they use for projects such as this one. He stated that the residents prefer seeing only one unit rather than having compactors spread around the project. He stated that it might need to be serviced more

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than once a week. He stated that there is a valet service that will pick up the trash from the residents' door.

Commissioner Proli asked about a photo provided in the application.

Mr. Crawford stated that the apartment in the photo is the sister project on University Boulevard but this project will be a smaller version of that one. He stated that the sister project is 20 units to the acre, where in Clermont they are limited to 12 units to the acre. He stated that this project would also provide more green space between the buildings, rather than being connected.

Commissioner Proli asked where the pool was located.

Mr. Lowery stated that the pool is in the center. He stated that there is more green space between the buildings due to the elevation on the parcel.

Commissioner Proli asked why they wouldn't build condominiums rather than apartments.

Mr. Lowery stated that the apartments are built to condominium specs, however it is hard to get financing for condominiums. He stated that they are the owners, are financed for 40 years and they will overlook the property. He stated that they will not be flipped once built.

Commissioner Whitehead asked if there would be BBQs provided for the residents.

Mr. Lowery stated that there would be BBQs included in the project.

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

Commissioner Martin nominated Chairman Nick Jones for chairman for the upcoming year; seconded by Commissioner Smith. The vote was unanimous.

Commissioner Martin nominated Commissioner Whitehead for Vice-chair; seconded by Commissioner Proli. The vote was unanimous.

There being no further business, the meeting was adjourned at 7:10 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist