

1 City of Minneola  
2 Planning & Zoning Commission Meeting  
3 Minneola Council Chambers  
4 800 North US Hwy 27, Minneola, FL

May 5, 2008

5  
6 Jim Frana called to order the Minneola Planning and Zoning Meeting.  
7

<i>Seat #</i>	<i>Present</i>	<i>Absent</i>	<i>Others Present</i>
1.	<i>Pam Waldron</i>		<i>Amber Dickerson, Consulting Planner, Green Consulting Group</i>
2.	<i>(Vacant)</i>		<i>Katrina Thomas, Assistant City Attorney</i>
3.		<i>Debbie Veit</i>	<i>Sue Niswonder, Assistant Planner</i>
4.	<i>Jim Frana</i>		<i>Rose Folan, Admin.Asst., Planning Dept.</i>
5.	<i>Jennifer Varhol</i>		
	<i>City Council Representative, Ed Earl</i>		

8  
9 *A moment of Silence and Pledge of Allegiance*

10  
11 **Agenda Review:**

12 Based on the large attendance regarding the Chester Street item, Jim Frana  
13 recommended that the Minneola Ridge/Harb Preliminary Plat be taken first because  
14 it could be handled quickly. There were no objections.

15  
16 **Review of Planning and Zoning Meeting Minutes for April 7, 2008**

17 Jim Frana requested a correction on page 5 of 6, line 11: FTC should be FCC.

18  
19 **MOTION by Pam Waldron to approve the minutes with correction.**

20 **SECONDED by Jennifer Varhol.**

21 **Jim Frana called for a vote.**

22 **APPROVED 3 – 0. Absent Debbie Veit and one vacant seat.**

23  
24  
25 **Subdivision Preliminary Plans, Minneola Ridge - Harb**

26 **Applicant/Owner: Tom Harb**

27  
28 Amber Dickerson opened the discussion by explaining the project proposal and where  
29 it is currently in the process.

30  
31 Pam Waldron had no questions but commented that it appeared the applicant did what  
32 was requested

33  
34 Jennifer Varhol requested clarification on the response to a question, regarding scrub  
35 jays, which was asked by someone from the audience floor when the topic was  
36 announced. Amber Dickerson responded that there is an environmental assessment and

1 if any issues are found a DEP permit will be required.

2  
3 Jim McCoy, representing the applicant, came forward to speak.

4  
5 *Katrina Thomas swore in applicant representative, Jim McCoy.*

6  
7 Mr. McCoy addressed the wildlife studies stating that the biologist has completed his  
8 field work and is completing his reports. He stated that this is moving forward and  
9 filings will be made to DEP in the next few weeks.

10  
11 Jim Frana opened the meeting to the audience. No one came forward.

12  
13 **MOTION by Jennifer Varhol to recommend approval of the Minneola  
14 Ridge/Harb Property Subdivision Preliminary Plans.**

15 **SECONDED by Pam Waldron.**

16 **Jim Frana called for a vote.**

17 **APPROVED 3 – 0. Absent Debbie Veit and one vacant seat.**

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19  
20 **Ordinance 2008-13 Rezoning**

21 **Ordinance 2008-16 Small Scale Comprehensive Plan Amendment**

22 **319 East Chester Street**

23 **Applicant/Owner: Michael & Patricia Delaney**

24  
25 Jim Frana asked that audience members, who wished to speak on this matter, stand and  
26 be sworn in as a group.

27  
28 *Katrina Thomas swore in, as a group, those audience members who indicated they  
29 wanted to speak.*

30  
31 Amber Dickerson opened the discussion by describing the project and issues, including  
32 septic issues that need to be handled by the Lake County Health Department. She  
33 pointed out that the matter for consideration, at this time, is only rezoning.

34  
35 Applicant Michael Delaney came forward to speak. *Katrina Thomas confirmed that  
36 Mr. Delaney was sworn in as part of the audience group.*

37  
38 Mr. Delaney addressed a concern that he had heard expressed prior to the meeting by  
39 informing the board that it is not his intention to have 16 units of low income housing  
40 on this site. Mr. Delaney indicated that his hope is to offer affordable housing, geared  
41 toward teachers of the two schools in the area. He added that his plans, at this time, are  
42 only to rezone the property to have some flexibility in what can be done there.

43  
44 Mr. Delaney also mentioned that the property had previously been considered for  
45 purchase as a city park but, due to lack of support from the neighbors, that did not  
46 occur.

1 Jim Frana opened the meeting to the audience.  
2  
3 The following audience members come forward with comments regarding this matter:  
4 Jim Sill, 327 E. Chester Street  
5 • Very bad idea  
6 • Rezoning will open the door  
7 • Road can't handle it  
8 Tim Long, 312 E. Chester Street  
9 • Traffic  
10 • Septic  
11 • Overpopulation  
12 Darel Rinehart, 313 E. Chester Street  
13 • No condos  
14 • Keep it the same  
15 Kevin West, 311 E. Chester Street  
16 • Single-family home community – no change  
17 Brian Manning, 303 S. Oakland Avenue  
18 • Agreement with previous speakers  
19 • Traffic  
20 • No excess houses  
21 Terri Monroe, 304 E. Chester Street  
22 • Agreement with previous speakers  
23 Amy Stahl, 322 E. Chester Street  
24 • Agreement with other speakers  
25 • Plenty of houses available already – no need for housing for teachers  
26 Michelle Winslow, 301 E. Chester Street  
27 • Appreciate the character of the neighborhood – rezoning could change that  
28 • Unfair to existing residents to change zoning now  
29 Paul Brown, 311 Oakland Avenue  
30 • Against the project  
31 Connie Ronco, owner of Sunset Village  
32 • Against rezoning  
33 • Traffic  
34 • Single-family only  
35 • Crime  
36 Wendy Kennedy, 300 E. Chester Street  
37 • Illegal drug use  
38 Shirley Lynch, 302 E. Chester Street  
39 • Against rezoning  
40 • Agreement with all previous speakers  
41 Lisa Beni, 303 East Chester Street  
42 • Agreement with other speakers  
43 • Retain charm and character of the neighborhood  
44  
45 Jim Frana closed the audience portion of the meeting and returned to the board.  
46

1 Pam Waldron agreed with the audience speakers particularly regarding traffic, speeding  
2 issues, and the fact that it is a single-family neighborhood. She added that she could  
3 not agree with the rezoning.

4  
5 Jennifer Varhol questioned the applicant regarding the purchase price of the property  
6 and his intention to sell, in a less favorable market, at a higher price. Michael Delaney  
7 responded that he did this based on an appraisal done at the time of the proposed sale.  
8 Jennifer stated that, based on her familiarity with the neighborhood, she also cannot  
9 recommend approval for this rezoning.

10  
11 Michael Delaney reiterated that the current zoning allows for eight homes on the  
12 property and all he is attempting to do is to bring the lot sizes down so he can have  
13 more room for the required water retention area. He added that his goal is to do single-  
14 family homes in the area.

15  
16 Jim Frana mentioned his familiarity with the area and that the current zoning for the  
17 area is appropriate. He added that the applicant has the right to build what is allowed  
18 under current zoning and that would be a better fit in the community than the rezoning.

19  
20 Jim Frana asked for a motion from the board.

21  
22 **MOTION by Pam Waldron to recommend that the City Council deny the**  
23 **rezoning for 319 East Chester Street [Ordinance 2008-13 and Ordinance 2008-16].**

24 **SECONDED by Jennifer Varhol.**

25 **Jim Frana called for a vote.**

26 **APPROVED 3 – 0. Absent Debbie Veit and one vacant seat.**

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29 **Ordinance 2008-01 Rezoning**

30 **Ordinance 2008-02 Small Scale Comprehensive Plan Amendment**

31 **107 N. Main Avenue**

32 **Applicant/Owner: City of Minneola**

33  
34 Amber Dickerson opened the discussion by explaining the matter for consideration.  
35 Amber added that she would be able to answer any questions on behalf of the City.

36  
37 Pam Waldron stated that she was pleased that the pool had been filled in and indicated  
38 that, since that was done and it was no longer a liability issue, she had no issue with the  
39 rezoning.


40  
41 Jennifer Varhol had no questions.

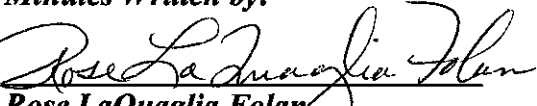
42  
43 Jim Frana asked if this was the same property previously discussed for use as a police  
44 station. Amber Dickerson responded that the use has not yet been decided and the  
45 Institutional zoning would allow for flexibility in use by the City. Jim had no  
46 objections.

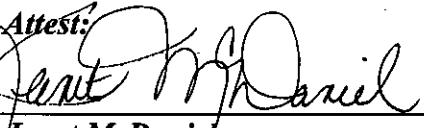
47  
48 **MOTION by Jennifer Varhol to recommend approval for Ordinances 2008-01**

1 and 2008-02 for 107 N. Main Avenue.  
2 **SECONDED** by Pam Waldron.  
3 **Jim Frana** called for a vote.  
4 **APPROVED 3 – 0.** Absent **Debbie Veit** and one vacant seat.  
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7 **MOTION** by Pam Waldron to adjourn.  
8 **SECONDED** by Jennifer Varhol.  
9 Meeting adjourned 7:44 p.m.

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**Debbie Veit**  
*Chairperson, Planning and Zoning*

*Minutes Written by:*  
  
\_\_\_\_\_  
**Rose LaQuaglia Folan**  
*Administrative Assistant, Planning Dept.*

*Attest:*  
  
\_\_\_\_\_  
**Janet McDaniel**  
*City Clerk*

