

5 **Tab 8 McDonald's Site Plan**
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7 The City Council sitting as the Land Planning Agency heard the request for the special
8 exception use.

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10 **Scott Gerken** swore in all who wished to speak on this item.

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12 **Laura Jones explained the site plan and** noted the following concerns with the site
13 plan:

- 14 • Signage had not been included but would be applied for separately.
- 15 • Outside buffer only 8' where 10' was required.
- 16 • Lighting: applicant may need to place shields to prevent lighting overflow into the
17 residential area.

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19 Council comments:

- 20 • **Pat Kelley** stated he was ok with the plan.
- 21 • **Victor Ortega** had no comments.
- 22 • **Kelly Price** had no comments
- 23 • **Sue Cordova** expressed concerns with the dumpster placement and inquired
24 about the landscape buffers.
- 25 • **Mayor Yeager** requested the lighting be carefully considered as well as delivery
26 times, and waste pickup time.

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28 **Justine Polk** (Engineer for the project) explained that there was no other place to put the
29 dumpster and assured Council there would not be a traffic problem with this placement.
30 He also explained a buffer reduction from 10' to 8' on the North side only but would not
31 reduce the landscaping and they would use Bahia grass. He also stated the sign permit
32 would be a separate item at a later time.

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34 **Mayor Yeager** asked for public comments.

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36 **John Dole** (Minneola resident) inquired as to the size of the restaurant.

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38 **Justine Polk** responded that the seating capacity would be 54 and no playground.

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40 **MOTION by Sue Cordova, SECONDED by Pat Kelley to approve the McDonald's**
41 **site plan, approving the 8' north buffering, with the following conditions: 1) Trash**
42 **pick up and delivery is limited to the hours after 7:00 a.m. and prior to 9:00 p.m.; 2)**
43 **the lighting is adjusted so that it is not affecting the neighbors behind; 3) The**
44 **Developer comes back with a separate plan for a pole sign, which we will accept a**
45 **plan for a pole sign for visibility on that location.**
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1 **Laura Jones** explained that the signs in question are the internal small signs on the
2 property and not the street signs.

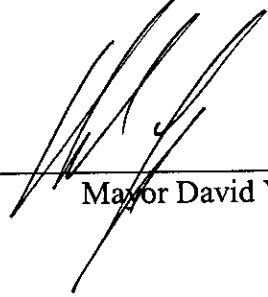
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4 **AYE:** Kelley, Ortega, Yeager, Price, Cordova

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6 **NAY:** None

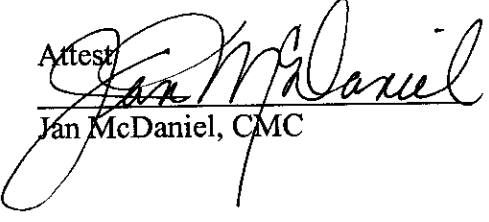
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8 **MOTION PASSED: 5-0**

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10 The Quasi-Judicial Hearing ended at 9:35 p.m.

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Mayor David Yeager

Attest

Jan McDaniel, CMC

