

1 City of Minneola  
2 Planning & Zoning Commission Meeting  
3 Minneola Council Chambers  
4 800 North US Hwy 27, Minneola, FL  
5

May 3, 2010

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

<i>Present</i>	<i>Not in Attendance</i>	<i>Others Present</i>
<i>Jim Frana, Chairperson</i>		<i>Katrina Thomas, Assistant City Attorney</i>
<i>Sherry Zielonka, Vice Chair</i>		<i>Timothy Green, Consulting Planner, Green Consulting Group</i>
<i>John Flowers</i>		<i>Laura Jones, Senior Planner</i>
<i>Penny Markland</i>		
<i>Jerry Roach</i>		
<i>Gary Tolley</i>		
<i>Debbie Veit</i>		
<i>City Council Representative, Rick Roderick</i>		

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

10  
11 *Katrina Thomas administered the Planning & Zoning oath of office to Gary Tolley.*

12  
13 **Agenda Review:**

14 **Jim Frana advised that a discussion item regarding Sunshine Law was added.**

15  
16 **Review of Planning and Zoning Meeting Minutes for April 5, 2010**

17  
18 **MOTION by John Flowers to approve the minutes.**

19 **SECONDED by Penny Markland.**

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

21 **APPROVED 7 – 0.**

22  
23  
24 **Conditional Use Permit – Resolution 2010-04:**

25 **Applicant: Russell Silverstein**

26 **Property Owners: George F. Karst, Jr. and Randall Lee Karst**

27  
28 Laura Jones explained the location and request. She advised that the applicant and code enforcement were present to answer questions. *Katrina Thomas swore in Russell Silverstein, the applicant.* Mr. Silverstein offered information on the history of his business and the reason for the request.

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32  
33 Jerry Roach asked Laura Jones if it would be possible to give the tire servicing without giving full mechanical services. Laura responded that approval could be conditioned to allow a motor vehicle service center with services restricted to tire mounting and balancing and with removal of the other services that are listed under a motor vehicle

1 service center. Jerry expressed concern regarding the photos of tires being stored  
2 outside. John Flowers had no questions. Sherry Zielonka asked about the size of the  
3 storage facility that the applicant mentioned for storing tires outside the building. Mr.  
4 Silverstein responded that he would not be storing many tires due to the expense and  
5 possibility of theft. Sherry asked about used tires. Mr. Silverstein responded that there  
6 would be weekly disposal of used tires.

7  
8 Debbie Veit asked if this work is currently being done on site. Mr. Silverstein  
9 responded in the negative. Debbie expressed concern with the appropriateness of the  
10 additional business this CUP would bring to the location, which already has parking  
11 issues. She added that she did not feel the code enforcement matters should be  
12 addressed in this forum. Debbie encouraged that this CUP be limited to rims and tires.

13  
14 Penny Markland also asked about the outside storage building. Laura Jones responded  
15 that this was not included in this request and would need to be addressed as a special  
16 exception use for an accessory structure. Tim Green concurred with this statement and  
17 added that this is how it has been handled in the past. Gary Tolley expressed concern  
18 regarding the tire storage and parking situation. He asked the applicant how much more  
19 business this will bring and what will be done regarding the parking issue. Mr.  
20 Silverstein responded that he did not believe parking would ever be a problem.

21  
22 Jim Frana asked the parking allowance for the location. Laura responded that it is non-  
23 conforming because there are only 11 parking spaces for the entire building. She added  
24 that it has never been addressed because there has been no renovation or redevelopment  
25 that would require the parking be addressed. Jim expressed concern over parking if the  
26 other units in the building were to become occupied. General discussion continued  
27 regarding parking and outside storage.

28  
29 Jim Frana opened the discussion to the audience. The following came forward:

30  
31 **George Frizzelle, 13928 Chatham Rd., Groveland** - *Katrina Thomas swore in the*  
32 *speaker.*

- 33 • Property owner of 201 Seminole Ave.
- 34 • Concerned with:
  - 35 ➤ appearance of the property,
  - 36 ➤ use of property,
  - 37 ➤ property becoming junk yard,
  - 38 ➤ oil spills and hazardous spills,
  - 39 ➤ hours of operation,
  - 40 ➤ noise.

41 **Richard Burke, 407 Disston Ave., Minneola** - *Katrina Thomas swore in the speaker.*

- 42 • Commented on how he was held to parking standards for a previous project he  
43 proposed, as were other businesses; he expressed concern with waiving the  
44 parking issue.

45  
46 Jim Frana closed the audience portion of the meeting; he returned to the board for  
47 additional review and comments. Additional discussion followed.

1  
2 **MOTION by Debbie Veit to recommend approval of Resolution 2010-04 with the**  
3 **following conditions:**

- 4 • **The only additional uses are tire mounting and wheel balancing.**
- 5 • **Storage of tires must be addressed.**
- 6 • **If storage of tires includes an out building, Special Exception Use**  
7 **(SEU) and Site Plan must be addressed before granting the CUP.**
- 8 • **If an out building is not included, approve the CUP with a review,**  
9 **within six (6) months, of the entire CUP and possible site plan**  
10 **revisions.**

11 **SECONDED by Gary Tolley.**

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

13 **APPROVED 7 – 0.**

14  
15 **Conditional Use Permit – Resolution 2010-03:**

16 **Applicant: Tony Hubbard**

17 **Property Owners: Tony D. Hubbard Trust and Don P. Sandargas**

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19 Laura Jones explained the difference between this request and the one previously  
20 discussed is that this location was used in this manner before as well as being  
21 surrounded by light industrial businesses. Jim Frana went to the board for questions;  
22 there were no questions.

23  
24 Tony Hubbard, the applicant, came forward to speak. *Katrina Thomas swore in Mr.*  
25 *Hubbard.* There were no questions for Mr. Hubbard.

26  
27 Jim Frana opened the discussion to the audience. The following came forward:

28  
29 **Richard Burke, 407 Disston Ave., Minneola – Previously sworn in by Katrina**  
30 **Thomas.**

- 31 • Owns property down the street from this location.
- 32 • Agreed the applicant's property is well-maintained.
- 33 • Asked about the zoning of this property and his property.
- 34 • No objections to this proposal.

35  
36 Jim Frana closed the audience portion for the meeting; returned to the board for  
37 comments and/or motion.

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39 **MOTION by John Flowers to recommend approval of Resolution 2010-03.**

40 **SECONDED by Sherry Zielonka.**

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

42 **APPROVED 7 – 0.**

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44 **Discussion items:**

45 Jim Frana asked for clarification on discussion regarding code enforcement issues not  
46 being included during Planning & Zoning meetings. Katrina Thomas expressed that

1 these matters are better addressed during Code Enforcement Board meetings where  
2 appropriate action could be undertaken.

3  
4 Jim Frana also stated that he requested Katrina Thomas address the issue of Sunshine  
5 Law in light of a situation that arose at the last meeting. Katrina pointed out that  
6 discussion that occurs at a meeting must be on the record, either in the recording or in  
7 the minutes. She added that when board members have conversations among  
8 themselves that cannot be clearly picked up on the microphones for the record, this  
9 could be considered a Sunshine violation.

10  
11 **City Council Representative Report:** Rick Roderick reported:

- 12 ➤ City Council workshop held last week; another budget shortfall is projected.  
13 Proposal for staff reductions and an ordinance to add an overage charge on  
14 water use in excess of 13,000 gallons were offered by the City Manger. He is  
15 in favor of the increase in the water charge; but he has reservations about the  
16 staff furlough days that were proposed.
- 17 ➤ Starting on May 11, 2010, interviews with city manager candidates will occur.
- 18 ➤ He congratulated Gary Tolley on his appointment to P&Z.
- 19 ➤ General discussion of the budget issues followed.

20  
21 **City Planner Report:** Laura Jones reported:

- 22 ➤ City Council adopted the EAR and it has been sent to the State for review.
- 23 ➤ Bosserman property annexation was adopted by Council and the FLU  
24 amendment was sent to DCA for review. It is now part of the City.
- 25 ➤ Albu property was not adopted; Council decided to table it indefinitely. This  
26 was because Lake County planning department and attorney voiced objection  
27 due to their opinion that this did not meet minimum standards for being  
28 contiguous. We will need to go into further negotiations with them. Council  
29 tabled this so it could come back, at any time, if negotiations go well.
- 30 ➤ Tattoo establishment ordinances were adopted with only minor revisions.
- 31 ➤ The remedial amendment for the 09-1 Comp Plan Amendment was adopted  
32 by Council and will be sent to DCA for review.
- 33 ➤ Tim advised this evening that the Harb and Wastewater Treatment Facility  
34 properties were noticed as being found in compliance.
- 35 ➤ Council appointed her to be the representative to the Lake Sumter Technical  
36 Advisory Committee, which means we now have a vote on that board.

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39 **MOTION by John Flowers to adjourn.**

40 **SECONDED by Jerry Roach.**

41 **Meeting adjourned 9:30 p.m.**

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46 **Jim Frana**  
47 **Chairperson, Planning and Zoning**  
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1 *Minutes Written by:*

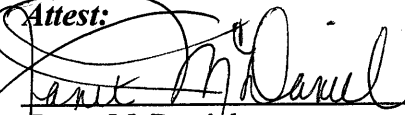
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4 *Rose LaQuaglia Folan*  
5 *Administrative Assistant, Planning Dept.*

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7

8 *Attest:*

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11 *Janet McDaniel*  
12 *City Clerk*

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