

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

January 8, 2007

6 Joe Emanuele 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>Debbie Veit</i>		<i>Peter Brandt Planning Consultant, Green Consulting Group</i>
2.	<i>Jim Frana</i>		<i>Scott Gerken City Attorney ,</i>
3.	<i>Joseph Emanuele</i>		<i>Sue Niswonder, Assistant Planner</i>
4.	<i>VACANT</i>		<i>Carl Gosline, Community Development Director</i>
5.	<i>Jennifer Varhol Shane Perreault City Council Representative</i>		

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

10
11 *Joe Emanuele, Vice Chairman announced the resignation of Chairman Jim Sill*
12 *after two years of serving on the committee.*
13 *A discussion on whether or not to elect a Chair person or to wait until City Council*
14 *appointed a new member. The decision was reached to wait until a new member*
15 *was appointed, and it was to be placed on the agenda.*

16
17 *Joe Emanuele asked that items 2 and 3 be switched in order on the agenda. There*
18 *was no objection.*
19

20
21 **Agenda Review:**

22
23 **Review of Planning and Zoning Meeting Minutes for December 4, 2006**

24
25 **Corrections were to line 5 – 13 of second page and move names from line 15 – 17**
26 **to top of paragraph, line 5, line 31, replace “anything” with “any concerns”, and**
27 **to correct spelling of the names.**

28
29 **Debbie Veit recommended approval with changes**
30 **Jim Frana second**
31 **Vote: 4-0 Motion Approved**
32

33 **1. Site Plan Approval, Dollar General Retail Store**

34
35 **Thomas Buckel PE and Jack Hanchrow, D&L Developer were present**

36
37 **Peter Brandt gave an overview of the project for Site Plan Approval.**
38 **Plans dated 12/12/06. The project is located south of AAA Storage on the east side**

1 of Hwy. 27 and North of Southern Breeze Drive . The properties consists of 1.6
2 acres +/- . The board was directed to the last page of the staff report where noted
3 that the final plat has not been recorded. This item will be before the City Council
4 on Wednesday 10th.

5 So there is a distinct possibility that it will be accepted at that time.

6
7 **Debbie Veit** said she believes the design elevations of the building should be
8 submitted with the site plans, she would like to see the design of the building and
9 the signage. **Jack Hanchrow** presented a full color rendering of the design of the
10 building. She expressed concerns for another “box design.”

11
12 **Jim Frana** said that all his concerns had been addressed. He asked if the
13 concerns of the Engineer and Public Works been addressed.

14 **Peter Brandt** said that to his knowledge they had and noted that Dollar General,
15 when presented at DRC had few concerns that had to be addressed.

16
17 **Joe Emanuele** asked how close the site was to Quail Valley but said it seems that
18 there is a good buffer between the two.

19
20 **Debbie Veit** addressed her concerns about the design of the building and that she
21 did ask at the last meeting to make ourselves concerned about the design of the
22 buildings. **Jack Hanchrow** said he would talk to the owners and see if he could
23 get them to change the “box” appearance. To try to come up with something the
24 City would be pleased with.

25
26 **Jim Frana** echoed **Debbie Veit’s** concern.

27
28 **Two Quail Valley** residents expressed concerns that the store was going to be at
29 the entrance of Quail Valley, they were assured that it was not and indicated
30 where it would be built and that the entrance to Quail Valley would not be use to
31 access the store.

32
33 **Debbie Veit** made a motion to recommend approval of the site plan, contingent
34 on a new design (elevation) plan being presented to city council, including
35 signage.

36
37 **Jim Frana** second
38 **Vote of 4-0** to approve.

39
40
41 **2. Ordinance 2007 – 01 Annexation & Re Zoning, Harb property and**
42 **Ordinance 2007 – 02 Large Scale Comprehensive Plan Amendment**

43 **Owner Harb Brothers**

44 **Applicant, Tom Harb Present**

45 **Melissa Clarke of Ackerman Senterfitt, representing Harb Brothers**

46
47 **Peter Brandt** gave an overview of the project, 373 +/- acres, generally located on
48 the North side of the Florida Turnpike and South of County Road 561 A.

1 **Requesting Re Zoning from County Agricultural to**
2 **RSF - 2 Single Family Medium Density.**
3 **A revised staff report was submitted. In the interim, (from May) The Hills of**
4 **Minneola property has been annexed in to the City Limits making the Harb**
5 **property contiguous to be annexed; this is the difference in the revised staff**
6 **report.**
7
8 **Melissa Clarke gave an overview of the project and noted that the owners were**
9 **present to answer any questions.**
10
11 **Debbie Veit asked the applicant “What are you bringing to Minneola” other than**
12 **more roof tops?**
13
14 **Tom Harb, applicant, addressed the question.**
15
16 **Debbie Veit addressed the answer, responding that yes we could sell water and**
17 **sewage at an up charge, how ever, she looks at the projects for more that roof tops**
18 **What is the project itself bringing into the city? Other projects for example**
19 **offered improvements to roads, schools, and parks. Things that can help**
20 **supplement the city.**
21
22 **Tom Harb said that he would be discussing all of those things with the city in the**
23 **next phase of meetings.**
24
25 **A Harb representative spoke of working through the project and understanding**
26 **the different phases of the development and of the developer’s agreement. A lot of**
27 **things to be discussed.**
28
29 **Debbie Veit asked Scott Gerken if the Developers Agreement came after the**
30 **annexation.**
31
32 **Scott said that a workshop had been scheduled for March and between now and**
33 **then we would work with the developer to come up with the agreement. We are**
34 **looking to Planning & Zoning as citizens as to your concerns and desires for this**
35 **development. At the time of the March workshop, the draft of the Developer**
36 **Agreement will be presented.**
37
38 **Debbie Veit stated that she feels that they are just going through the process of**
39 **going through P&Z to get to City Council to work it out regardless of Planning &**
40 **Zoning’s concern. It seems that what we are saying has no weight. She feels it is a**
41 **waste of her time. Because we don’t have a final project, it hasn’t been molded**
42 **enough to make a decision on.**
43
44 **Melissa Clark said that they shared Debbie’s frustration, they are looking for a**
45 **clear process. If you think of it on the developer’s side, it would be nice to know**
46 **that you would go to workshop first, then to P&Z then CC then DCA. Your**
47 **frustration is ours and besides that it is costly to us the longer it goes on.**
48

1 **A lengthy discussion took place between the developers and the committee.**

2

3 **Jennifer Varhol made a motion to table until the next P&Z meeting to be able to**
4 **review the developer agreement**

5 **Debbie Veit second**

6 **Vote 4 – 0**

7

8

9 **3. Ordinance 2006 – 39 Rear Property Set Backs**

10

11 **Scott Gerken gave an overview of the Ordinance to amend Chapter 102 – 85 – 105**
12 **and 135 relating to the rear property setbacks from 15 feet to 10 feet.**

13

14 **Jim Frana said the he believes the 15 feet should not be changed.**

15

16 **Debbie Veit agreed with Jim Frana**

17

18 **Joe Emanuele said he doesn't feel that the 5 feet would make that much of a**
19 **difference.**

20

21 **Debbie Veit asked Scott if a No Variance statement can be applied to the**
22 **ordinance.**

23 **Scott said rather than a No Variance put into the Ordinance, have staff (DRC)**
24 **make the decision that if there is not a HARDSHIP it does not go forward.**

25

26 **Jennifer Varhol made a motion to recommend approval based on stricter**
27 **guide lines in the ordinance and that staff have more determination.**

28 **A second was made (could not determine who second the motion)**

29 **Vote 3 – 1**

30 **Jennifer made a motion to adjourn the meeting Debbie Veit second**

31 **Vote 4-0 Meeting adjourned 8:45p**

32

33

34

35 _____
35 ***Joe Emanuele Vice Chairperson, Planning and Zoning***

36

37 ***Minutes Written by:***

38

39

40 _____
40 ***Sue Niswonder Assistant Planner***

41

42

43 ***Attest:***

44

45

46 _____
46 ***Janet McDaniel***

47 ***City Clerk***

48