

6 Debbie Veit 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>Joseph Emanuele</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>Sam Oppelaar, City Manager</i>
	<i>City Council Representative, Ed Earl</i>		

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

10
11 **Agenda Review:**

12 Prior to starting the Agenda Review, Sue Niswonder introduced the new City
13 Manager, Sam Oppelaar. Mr. Oppelaar was welcomed by the Chair and he made
14 brief comments to the board and audience.

15
16 Sue Niswonder also introduced Amber Dickerson as the new Consulting Planner for
17 the City. Amber announced the following Agenda changes:

18 1) Ordinances 2008-14 and 2008-15 were postponed due to issues, which require that
19 they return to DRC for additional staff review.

20 2) Ordinances 2008-05 and 2008-06, the Town Center Project, were pulled from the
21 Agenda at the request of the applicant.

22
23 Debbie Veit asked for clarification on the Town Center Project as to whether the item
24 was being postponed or the application was being withdrawn completely. Amber
25 Dickerson indicated that the applicant dissolved their contract on the land so the
26 application was being withdrawn. Debbie also asked if 2008-14 and 15 will be going
27 to April DRC. Amber responded in the affirmative.

28
29 Debbie Veit also mentioned that she had a conversation with City Attorney Katrina
30 Thomas, and she asked Katrina to share that information with the board. Katrina
31 responded that the discussion was regarding clarification of what the board should be
32 doing and how to best help the City Council in making their final decision on
33 applications with recommendations from the board. She pointed out that the most
34 effective way to get forward what the board would like the City Council to consider
35 is: to make a motion to recommend approval; or, to recommend approval with
36 contingencies stating factors to be discussed before the City Council gives their final

1 approval; or, to recommend the City Council deny the application if the board feels
2 there is nothing the applicant can do to resolve the issues.

3
4 **Review of Planning and Zoning Meeting Minutes for February 4, 2008**

5
6 **MOTION by Jennifer Varhol to approve the minutes.**

7 **SECONDED by Jim Frana.**

8 **Debbie Veit called for a vote.**

9 **APPROVED 4 – 0. Absent Joe Emanuele.**

10
11 **Variance Application – Founder’s Ridge:**

12 **Applicant: Founder’s Ridge, LLC**

13 **Property Owner: John F. Lowndes, Trustee**

14
15 Jay Diceglie of Leeds Holding came forward representing the applicant.

16
17 *Katrina Thomas swore in applicant representative, Jay Diceglie.*

18
19 Amber Dickerson opened the discussion by explaining the variance request.

20
21 Pam Waldron had no questions. Jim Frana commented that the original proposal was to
22 use the land with existing contours and not change the grading. Jim took issue with
23 approving a variance to change the grade. Amber Dickerson clarified that it is the
24 board’s decision whether or not to vary from Code. Jay Diceglie responded that when
25 they received the PUD approval they needed the variance for grading due to areas of
26 severe cut and fill. He indicated areas on an overhead slide where the variance is
27 needed and explained how the fill and landscaping will be handled. Jim asked if the
28 applicant had an alternate plan if approval was not granted. Mr. Diceglie responded
29 that it would be stair-step walls in a standard block material as seen in other areas. He
30 added that, if successful in obtaining the variance, they have agreed to do sufficient
31 structural engineering to satisfy TetraTech’s review requirements.

32
33 Jennifer Varhol had no questions. Debbie Veit also commented on the previous
34 application and her recollection of the PUD and the need for a variance for grading. She
35 added that the applicant appeared to be keeping to the requirements of the original
36 approvals. Debbie added that her concern is with the height of the walls. Jay Diceglie
37 responded that the 13-ft. wall is in the power easement and necessary because they
38 cannot grade in the power easement.

39
40 Debbie Veit asked if anyone in the audience wanted to speak on the matter. When no
41 one came forward, she requested a motion.

42
43 **MOTION by Jim Frana to recommend approval provided the following issues are**
44 **reviewed: alternative-use materials, landscaping, drainage and reduction in the**
45 **1:1 slope as much as possible.**

46 **SECONDED by Jennifer Varhol**

47 **Debbie Veit called for a vote.**

48 **APPROVED 4 – 0. Absent Joe Emanuele.**

1
2 **Ordinance 2008-11 Annexation & Rezoning and**
3 **Ordinance 2008-12 Small Scale Comprehensive Plan Amendment:**
4 **Imagine Schools**

5 **Applicant: Richey & Cooney, P.A.**

6 **Property Owner: Samuel R. & Vera B. Pennington**

7
8 Amber Dickerson opened the discussion explaining the requested changes in the zoning
9 and future land use. She added that there were no major issues with the proposal.

10
11 Attorney Steve Richey came forward to speak as the applicant. He pointed out that the
12 site plan provided to the board was changed after meeting with DRC, but he only had
13 one copy, which was displayed for the discussion. Mr. Richey introduced Christian
14 Cascone,

15
16 *Katrina Thomas swore in applicant representative, Christian Cascone.*

17
18 Christian Cascone provided information and background about Imagine Schools. He
19 also advised that the updated site plan included changes to the entrances.

20
21 Pam Waldron expressed concern about students, in a K-5 school, using the Trail and
22 sidewalks to walk to school as well as concerns about related traffic. Steve Richey
23 responded that the school's traffic will be using South Avenue, and they will provide
24 buses only when necessary for their students. Amber Dickerson pointed out that
25 consideration now is for annexation, rezoning and comp plan and these issues will be
26 addressed when the site plan comes for consideration.

27
28 Jim Frana asked about the specific location as well planned road improvements for
29 Hancock, Turkey Farm and Old Highway 50 and the effect the changes will have on it.
30 Amber Dickerson responded that her understanding is that Old Highway 50 may move.

31
32 *Katrina Thomas swore in applicant representative, David Tom.*

33
34 David Tom responded that the intersection of North Hancock and South Avenue has
35 already been built out, the signals and crossing lights have been installed so the
36 intersection will not be impacted. Ed Earl also provided a copy of the PD&E study
37 information for the board's review. Amber Dickerson pointed out that the project will
38 go to MPO for review of the traffic impact. Steve Richey also pointed out that this is
39 not a state school so this project is subject to all the City's codes and regulations.
40 Christian Cascone also introduced Dr. Bob Spellman, who will be the principal of the
41 school.

42
43 Jennifer Varhol asked about the student teacher ratio. Christian Cascone deferred to Dr.
44 Spellman.

45
46 *Katrina Thomas swore in applicant representative, Robert Spellman.*

1 Robert Spellman responded that, although they stay within the state guideline, they try
2 to stay below it based on need. Jennifer asked about the scenario of a growing campus.
3 Christian Cascone responded that they are overbuilding based on current need, and if
4 they exceed the existing building, they will build a new school in another location.
5 Steve Richey pointed out that they are building community schools.

6
7 Debbie Veit asked about the phasing that was mentioned. Christian Cascone responded
8 that they will be building in three phases. He mentioned the buildings will be done in
9 phases based on need. Debbie also asked about: buffering the neighbors, playgrounds,
10 and crossing guards. Mr. Cascone responded that they've learned with each project
11 what is needed and how to improve the next. Robert Spellman responded that the issue
12 of crossing guards would be addressed in connection with the Sheriff's office. Debbie
13 also asked about the parcel size 9.15 acres vs. 7.5 acres. Steve Richey pointed out that
14 there are two parcels that add up to the 9.15 acres.

15
16 Sue Niswonder asked the applicant to address the timeframe for opening the school.
17 Christian Cascone responded that they want to open in August 2008.

18
19 Debbie Veit asked if anyone in the audience wanted to speak on the matter.

20
21 *Katrina Thomas swore in, as a group, those audience members who indicated they*
22 *wanted to speak.*

23
24 Four audience members came forward with concerns regarding this matter:

25 Mark Chapman, 14004 Old Hwy 50, Clermont

- 26 • Traffic and roadway evaluation

27 John Diem, 869 Scenic View Circle

- 28 • Impact on abutting residential/rural areas
- 29 • Fencing and landscaping

30 Laura DeVeau-Dem, 869 Scenic View Circle

- 31 • Drop-off/pick-up traffic

32 Corey Mathias, 881 Scenic View Circle

- 33 • Change in residential-character of the area

34
35 Amber Dickerson pointed out that many of these concerns will be addressed in greater
36 detail during the site plan review process including a detailed site plan and landscaping
37 plans. Steve Richey additionally responded to many of the issues that were raised by
38 the speakers.

39
40 Debbie Veit again asked if anyone else in the audience wanted to speak on the matter.
41 When no one came forward, she requested a motion.

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43
44 **MOTION by Jim Frana to recommend approval of Ordinance 2008-11 and 2008-**
45 **12 with the following recommendations to Council: a traffic impact study, Lake**
46 **County Sheriff's Department assessment of need, and buffering and landscaping**
47 **addressed.**

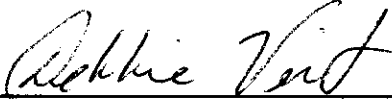
48 **SECONDED by Pam Waldron.**

1 **Debbie Veit called for a vote.**
2 **APPROVED 4 – 0. Absent Joe Emanuele.**

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5 **MOTION by Pam Waldron to adjourn.**
6 **SECONDED by Jennifer Varhol.**
7 **Meeting adjourned 8:40 p.m.**

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

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15

Minutes Written by:

16 
17 _____

18 **Rose LaQuaglia Folan**
19 **Administrative Assistant, Planning Dept.**

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21

Attest:

22 
23 _____
24 **Janet McDaniel**
25 **City Clerk**

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