

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

November 3, 2008

5
6 **Debbie Veit called to order the Minneola Planning and Zoning Meeting.**
7

<i>Present</i>	<i>Absent</i>	<i>Others Present</i>
<i>Debbie Veit, Chairperson</i>		<i>Pam Wiggins, Consulting Planner, Green Consulting Group</i>
<i>Jim Frana, Vice Chair</i>		<i>Katrina Thomas, Assistant City Attorney</i>
	<i>Amy Bornmann</i>	<i>Sue Niswonder, Assistant Planner</i>
	<i>Alyson Burch</i>	<i>Rose Folan, Admin.Asst., Planning</i>
<i>John Flowers</i>		
<i>Charlie Humphries</i>		
<i>Sherry Zielonka</i>		
	<i>City Council Representative, Ed Earl</i>	

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

10
11 **Agenda Review:**

12
13 Debbie Veit announced removal of the first item on the original agenda, Ordinances
14 2008-40 and 2008-41 regarding Wolfhead Springs, which was withdrawn by the
15 applicant.

16
17 **Review of Planning and Zoning Meeting Minutes for October 6, 2008**

18
19 **MOTION by Sherry Zielonka to approve the minutes.**

20 **SECONDED by Jim Frana.**

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

22 **APPROVED 5 – 0. Amy Bornmann and Alyson Burch absent.**

23
24 **Ordinance 2008-42 – Annexation and Rezoning**

25 **Ordinance 2008-43 – Large Scale Comprehensive Plan Amendment:**

26 **Trademore Property**

27 **Applicant: Richey & Cooney**

28 **Property Owner: Trademore Industries Limited, Inc.**

29
30 Pam Wiggins opened the discussion by explaining the request. She pointed out that
31 there was an error on the application, which asked for I-1 and B-1 zoning. Pam
32 informed the board that the requested use is only I-1.

33
34 Debbie Veit asked about what PUDs are surrounding this property. Steve Richey,
35 representing the applicant, came forward and pointed out the surrounding properties:
36 south across Sullivan Road is part of the PUD for Hills of Minneola DRI; north is

1 Minneola Ridge PUD; west is Florida Power Substation/SECO substation still in the
2 County; across Turnpike is part of Hills of Minneola but 200-ft of the Turnpike ROW
3 has not been annexed to the City.
4

5 Debbie Veit continued by asking about the type of uses in the conceptual plans for
6 those PUDs that abut this proposed industrial use. Steve Richey responded that they
7 would be required to buffer residential areas, if there are any, but he does not believe
8 that residential is proposed abutting their property. At this point, Debbie Veit asked
9 Steve Richey and Pam Wiggins to join her at the dais where additional discussion
10 occurred.
11

12 Sherry Zielonka asked about the future use under the Industrial zoning. Steve Richey
13 responded that they are proposing an industrial subdivision with lots of slightly less
14 than one acre each. He pointed out that they will need to come back for approval of
15 individual site plans as each lot is developed. John Flowers had no questions.
16

17 Debbie Veit asked about a list of industrial uses and expressed her concern about what
18 is planned along the east side of this property that will abut a residential area.
19

20 Jim Frana asked about the PBS&J comments and a 20-ft. utility easement. Steve Richey
21 responded that the City is not purchasing this property. He added that their plan is to
22 subdivide the property for industrial use. Jim continued asking about the traffic. Pam
23 Wiggins responded that traffic will be addressed during the site plan process.
24

25 Charlie Humphries asked about the amendment being considered in the first cycle of
26 2009. Steve Richey clarified that, if annexation and rezoning are approved, the
27 property will sit under its current County Comp Plan until March 2009 when it will
28 begin a six-month process of review by the DCA to be added to the City's Comp Plan.
29

30 Debbie Veit opened the discussion to the audience:

31 City Manager Sam Oppelaar came forward to comment that this proposed annexation
32 would be a good thing for the City, and he encouraged the board to approve it.

33 Debbie Veit asked if anyone else wanted to speak; when no one came forward, she
34 closed that portion of the meeting.
35

36 Jim Frana added that this would generally be a good area for industrial use, but he
37 expressed concern about impact on the residential properties in the area. General
38 discussion followed about the possibility of making a recommendation to Council or
39 the advisability of continuing this item to the next meeting to provide the opportunity
40 for gathering additional information.
41

42 **MOTION by Jim Frana to table this item to the December 1, 2008, P&Z meeting.**
43 **SECONDED by Charlie Humphries.**

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

45 **APPROVED 5 – 0. Amy Bornmann and Alyson Burch absent.**
46

47 Continuing on the previous discussion, Debbie Veit requested that on all future
48 annexation and rezoning applications the board be provided with information relative to

1 the conceptual plans of all abutting properties at the time of consideration.

2
3 **Ordinance 2008-44 – Annexation and Rezoning:**
4 **City of Minneola**

5
6 Katrina Thomas opened the discussion by describing the draft ordinance. She indicated
7 that City Manager Sam Oppelaar was present and would respond to questions.

8
9 Sherry Zielonka asked who would extend the invitation to annex. Sam Oppelaar
10 responded that it is not the City Manager's choice to invite or approve a property for
11 annexation. The invitation to annex would come from the Council. He pointed out that
12 this could be based on a recommendation from staff. Mr. Oppelaar added commentary
13 on a hand-out that he provided to members prior to the meeting as well as the rationale
14 behind this legislation. John Flowers had no questions.

15
16 Jim Frana commented on annexation criteria and expressed that something must be
17 offered to get property owners to annex. Sam Oppelaar responded that under the
18 proposed legislation, the annexation could go to referendum and the voters would
19 decide if it would be annexed, which is already allowed under Florida Statute. Katrina
20 Thomas pointed out that this legislation will add this ability to our City Code in
21 accordance with what is allowed under Florida Statute. Charlie Humphries had no
22 questions.

23
24 Debbie Veit asked why this is being put into ordinance when it is already in Florida
25 Statute. Katrina Thomas responded that it was intended that both voluntary and
26 involuntary annexation be addressed in City Code. Debbie continued stating her
27 concern about, and opposition to, this policy regarding involuntary annexation. Jim
28 Frana expressed agreement with Debbie.

29
30 Sherry Zielonka commented that it would be of greater benefit to have a defined
31 process that would enable everyone to understand how the City undertakes voluntary
32 annexation. She stated that she would prefer to have it in writing to give the people
33 more governing power. Sherry expressed that this can be used very effectively.

34
35 John Flowers commented that the City is changing and growing and needs uniformity.
36 He added that, in the long run, as we grow it will benefit the citizens of Minneola to
37 have uniformity because it is not good for the City to remain with enclaves of County
38 property.

39
40 Jim Frana asked where this is going to start. He stated that this would impede the rights
41 of property owners who might choose to remain in the County. Jim added that
42 something must be offered to property owners to benefit them by coming into the City.

43
44 Charlie Humphries commented that this is a business decision, and it is inevitable that it
45 will happen. He added that this is a situation that must be cleaned up. Charlie also
46 stated that property owners are receiving city benefits from fire, police, public works,
47 etc. and not paying for them because they are not in the City and paying city taxes. He
48 expressed that how the city is presented is important and a uniform footprint rather than

1 a piecemealed city is important for growth.

2
3 Sam Oppelaar commented on the FY09 deficit budget and concern for ways to balance
4 next year's budget. He pointed out that this change will impact in one or two years at
5 best, but it would address the disbursement of city services to places that are within the
6 scope of the City but which are not part of the City.

7
8 **MOTION by Sherry Zielonka to recommend approval of Ordinance 2008-44.**

9 **SECONDED by Charlie Humphries.**

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

11 **APPROVED 3 – 2. Jim Frana and Debbie Veit opposed; Amy Bornmann and**
12 **Alyson Burch absent.**

13
14 **Discussion item:**

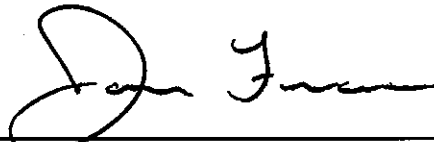
15
16 General discussion followed regarding:

- 17 • Discussion items on LDR changes – carried forward to the next meeting.
- 18 • P&Z member voluntary workshop – scheduled for December 1, 2008,
- 19 beginning at 6 p.m., being suspended at the regular meeting time of 7 p.m., and
- 20 continuing after the regular meeting. Members to submit comments, questions
- 21 and concerns for inclusion in the workshop as soon as possible.

22
23
24 **MOTION by Charlie Humphries to adjourn.**

25 **SECONDED by Sherry Zielonka.**

26 **Meeting adjourned 9:25 p.m.**

27
28  Co-Chair

29
30
31 *Debbie Veit*

32 *Chairperson, Planning and Zoning*

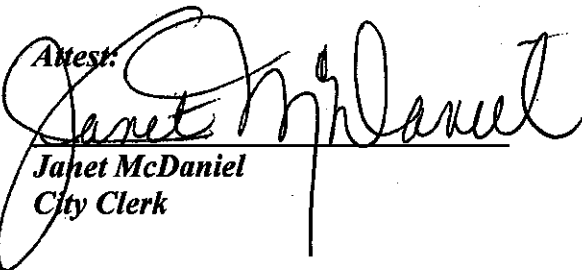
33
34 *Minutes Written by:*

35
36 

37 *Rose LaQuaglia Folan*

38 *Administrative Assistant, Planning Dept.*

39
40
41 *Attest:*

42 

44 *Janet McDaniel*

45 *City Clerk*

