

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

June 2, 2008

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. (Vacant)			<i>Tim Green, Consultant, Green Consulting Group</i>
3. <i>Debbie Veit</i>			<i>Katrina Thomas, Assistant City Attorney</i>
4. <i>Jim Frana</i>			<i>Sue Niswonder, Assistant Planner</i>
5.		<i>Jennifer Varhol</i>	<i>Rose Folan, Admin.Asst., Planning Dept.</i>
<i>City Council Representative, Ed Earl</i>			

8
9 *Due to the absence of two board members and one vacant seat, in order to achieve a*
10 *quorum, City Council Representative Ed Earl will be acting as a voting member of*
11 *the board during this meeting.*

12
13 *A moment of Silence and Pledge of Allegiance*

14
15 **Agenda Review:**

16
17 **Review of Planning and Zoning Meeting Minutes for May 5, 2008**

18
19 **MOTION by Jim Frana to approve the minutes.**

20 **SECONDED by Ed Earl.**

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

22 **APPROVED 3 – 0. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**
23
24

25 **Resolution 2008-08 Variances**

26 **Corner of U.S. Highway 27 and N. Main Avenue**

27 **Applicant/Property Owner: Umadat Devindra**
28

29 Amber Dickerson opened the discussion by explaining the variances requested and
30 what is required.

31
32 Vernon Leeming, representing the applicant, came forward to speak.

33
34 *Katrina Thomas swore in applicant representative, Vernon Leeming.*
35

1 Mr. Leeming explained that they are not requesting a variance for the number of
2 parking spaces. He also pointed out that the main difficulty was the shape of the
3 property.

4
5 Debbie Veit asked for clarification on the variances being requested. Vernon Leeming
6 responded that they would need a variance for the distribution of the parking spaces,
7 but not the number of spaces.

8
9 Jim Frana expressed concern with the buffering and setbacks particularly related to
10 Main Avenue and the new downtown district. Vernon Leeming responded that they
11 have moved the parking to improve the setback and landscaping on the Main Avenue
12 side of the property. Jim continued his comments regarding the size and orientation of
13 the building as well as the possible architecture for the building.

14
15 Ed Earl asked about the effect of a two-story building on the existing billboard. Vernon
16 Leeming responded that there is enough room and it will remain. Ed stated that he was
17 also concerned about the type of businesses that would be allowed because that could
18 impact the volume of traffic.

19
20 Debbie Veit expressed her concern about the fit and compliment of this project to the
21 proposed downtown district. She also discussed the building size and parking issues.
22 Vernon Leeming indicated that they would be willing to work with the City regarding
23 architecture, but pointed out that whatever is done must be economically feasible unless
24 the City, or some benefactor, is willing to purchase the land for a park.

25
26 Jim Frana asked about the effect of reducing the proposed 9600-square-foot building by
27 1000 square feet. Vernon Leeming responded that he would need to discuss this with
28 the property owner, but pointed out that this would still require a variance. Jim
29 additionally pointed out that a variance requires that the applicant show hardship and
30 this request does not appear to indicate hardship.

31
32 Debbie Veit opened the meeting to the audience.

33
34 The following audience members come forward with comments:

35 Jayson Stringfellow, 1455 West Lakeshore Drive. *Katrina Thomas swore in the speaker.*

- 36 • Concerned about access of his business to Highway 27 exposure

37 David Yeager, 218 Magellan Circle. *Katrina Thomas verified speaker was sworn in.*

- 38 • Opportunity for a building with two frontages if the building is turned to the
39 long side of the site

40
41 Debbie Veit asked if anyone else wanted to speak. When no one came forward, she
42 closed the audience portion of the meeting and returned to the board.

43
44 **MOTION by Jim Frana that the Council not to approve Resolution 2008-08 as**
45 **written and to reconsider the layout of the property, configuration of the building,**
46 **and the setback requirements.**

47 **SECONDED by Ed Earl for discussion. Ed Earl amended the motion to be a**
48 **recommendation.**

1 **Debbie Veit called for a vote on the amended motion.**
2 **APPROVED 2 – 1. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**
3
4 **Ordinance 2008-17 Site Plan LDR Revisions**
5 Amber Dickerson opened the discussion by explaining that all the ordinances presented
6 at this meeting are for LDR revisions. Jim Frana had no comments. Ed Earl commented
7 that he is opposed to the change. Katrina Thomas clarified that the change is to actually
8 make someone responsible for providing comments to the applicant. Debbie Veit asked
9 if anyone in the audience wanted to speak on the matter. When no one came forward,
10 she requested a motion.
11
12 **MOTION by Jim Frana to recommend approval of Ordinance 2008-17.**
13 **SECONDED by Ed Earl.**
14 **Debbie Veit called for a vote.**
15 **APPROVED 2 – 1. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**
16
17 **Ordinance 2008-20 Design Standards for Water Distribution Systems LDR**
18 **Revisions**
19 Amber Dickerson opened the discussion by explaining the reason for the change. No
20 additional discussion followed. Debbie Veit asked if anyone in the audience wanted to
21 speak on the matter. When no one came forward, she requested a motion.
22
23 **MOTION by Jim Frana to recommend approval of Ordinance 2008-20.**
24 **SECONDED by Ed Earl.**
25 **Debbie Veit called for a vote.**
26 **APPROVED 3 – 0. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**
27
28 **Ordinance 2008-22 Parking LDR Revisions**
29 Amber Dickerson opened the discussion by explaining background and reason for the
30 change. She also provided a hand-out. Tim Green provided additional comments
31 regarding the need for this change. Discussion followed. Debbie Veit asked if anyone
32 in the audience wanted to speak on the matter.
33
34 One speaker came forward to comment:
35 David Yeager, 218 Magellan Circle
36 • Important that this be done for the proposed downtown district
37 • Include angle parking for the library at Pearl Street west of Main
38
39 Debbie Veit asked if anyone in the audience wanted to speak on the matter. When no
40 one came forward, she requested a motion.
41
42 **MOTION by Ed Earl to recommend approval of Ordinance 2008-22.**
43 **SECONDED by Jim Frana.**
44 **Motion amended by Jim Frana to include consideration for the size of vehicles.**
45 **Debbie Veit called for a vote as amended.**
46 **APPROVED 3 – 0. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**
47
48

1 **Ordinance 2008-23 B-1 Zoning District LDR Revisions**

2 Amber Dickerson opened the discussion by explaining what prompted this proposed
3 change. Discussion followed. Debbie Veit asked if anyone in the audience wanted to
4 speak on the matter. When no one came forward, she requested a motion.

5
6 **MOTION by Ed Earl to recommend approval of Ordinance 2008-23.**

7 **No second.**

8 **Substitute MOTION by Jim Frana to recommend denial of Ordinance 2008-03
9 and to have the definition reviewed.**

10 *Debbie Veit temporarily stepped down from the chair. Ed Earl assumed the chair.*

11 **SECONDED by Debbie Veit.**

12 **Ed Earl called for a vote on the substitute motion.**

13 **APPROVED 2 – 1. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**

14 *Debbie Veit resumed the chair.*

15
16
17 **Ordinance 2008-24 Sign Code LDR Revisions**

18 Amber Dickerson opened the discussion by explaining the reason for the change. Jim
19 Frana asked about the State of Florida Regulations.

20
21 Carlos Solis, an audience member came forward to provide the State information.

22 *Katrina Thomas swore in the speaker. Mr. Solis stated:*

- 23 • 1000-ft spacing between structures on same side of the highway
- 24 • 15-ft setback on right-of-way
- 25 • 30-ft. maximum height

26
27 Debbie Veit asked if anyone in the audience wanted to speak on the matter. No one
28 came forward. Additional discussion by the board followed. Jim Frana asked again
29 about the maximum height. Mr. Solis responded that the maximum height is 50-feet.

30
31 **MOTION by Jim Frana to recommend approval of Ordinance 2008-24 not to
32 exceed State Regulations and allowing for conditional use and size.**

33 **SECONDED by Ed Earl.**

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

35 **APPROVED 3 – 0. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**

36
37
38 **Ordinance 2008-25 School Concurrency**

39 Amber Dickerson opened the discussion pointing out that passage of intergovernmental
40 coordination and capital improvement elements are being mandated by the State
41 Legislature. Discussion followed.

42
43 **MOTION by Ed Earl to recommend approval of Ordinance 2008-25.**

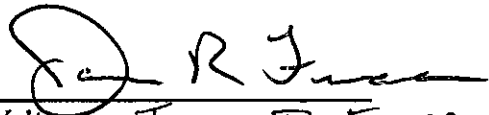
44 **SECONDED by Jim Frana.**

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

46 **APPROVED 3 – 0. Absent Pam Waldron, Jennifer Varhol and one vacant seat.**

1 **MOTION** by Jim Frana to adjourn.
2 **SECONDED** by Ed Earl.
3 Meeting adjourned 9:55 p.m.

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 Co-Chair


Debbie Veit James R. Frana
Chairperson, Planning and Zoning

Minutes Written by:



Rose LaQuaglia Foldn
Administrative Assistant, Planning Dept.

Attest:



Janet McDaniel
City Clerk

