

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

July 7, 2008

5
6 Jim Frana 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>Pam Wiggins, Consulting Planner, Green Consulting Group</i>
2.	<i>(Vacant)</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>City Council Representative, Ed Earl</i>		

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

10
11 **Agenda Review:**

12
13 **Review of Planning and Zoning Meeting Minutes for June 2, 2008**

14
15 **MOTION by Jennifer Varhol to approve the minutes.**

16 **SECONDED by Pam Waldron.**

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

18 **APPROVED 3 – 0. Absent Debbie Veit and one vacant seat.**

19
20
21 **Resolution 2008-09 – Conditional Use Permit:**

22 **Applicant: Fraternal Order of Eagles**

23 **Property Owner: MI DEBCO, Inc., Mike Langley**

24
25 Pam Wiggins opened the discussion by explaining the reasons for suggested approval
26 of the amendment to the existing Conditional Use Permit for this applicant.

27
28 Jim Frana asked if anyone was present to represent the applicant. Since no one came
29 forward, Jim moved on to the board.

30
31 Pam Waldron offered information, based on her knowledge of the issue, about the
32 reason for the request.

33
34 Jennifer Varhol had no problem with the issue.

35
36 Jim Frana mentioned that during a previous consideration of this matter the abutting

1 neighbors had a problem with it. Jim added that he had no problem with the request.
2 He indicated that if anyone came forward during City Council consideration of the
3 matter, it could be dealt with at that time.
4

5 **MOTION by Pam Waldron to recommend approval of Resolution 2008-09 to**
6 **extend the Eagles' hours of operation from midnight to 2 a.m.**

7 **SECONDED by Jennifer Varhol.**

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

9 **APPROVED 3 – 0. Absent Debbie Veit and one vacant seat.**

10
11 **Ordinance 2008-18 – Annexation and Rezoning**

12 **Ordinance 2008-19 – Large Scale Comprehensive Plan Amendment:**

13 **Lowndes Property**

14 **Applicant: Rebecca Furman**

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

16
17 Jim Frana asked if anyone was representing the applicant. Rebecca Furman of Lowndes
18 Drosdick Doster Kantor & Reed, P.A. came forward.

19
20 Pam Wiggins opened the discussion by explaining what is being requested and why
21 approval is recommended.

22
23 Rebecca Furman provided information regarding the applications, and she pointed out
24 that they do not have plans to develop the site at this time, which is why there was no
25 specific concept plan provided. Ms. Furman also advised that they would need to meet
26 transportation concurrency requirements before commercial development could be
27 undertaken. Additionally, she indicated their understanding that they would need to go
28 through the DRI process should that be required by the type of project being proposed.
29 Ms. Furman concluded by mentioning an agreement with the City of Minneola
30 regarding the utility lines that were placed on the property.

31
32 Katrina Thomas advised that, as Ms. Furman stated, the city did enter into a contract
33 with the property owner in August 2007. There were two subsequent amendments. The
34 second amendment, being the one Ms. Furman referred to, allowed them to apply on
35 the subject 60 acres of property for annexation, rezoning and LSCPA to B-1 and
36 Commercial for the future land use.

37
38 Pam Waldron had no questions. Jennifer Varhol had no questions.

39
40 Jim Frana mentioned that nothing was provided regarding the use of the property to
41 justify the zoning change from Agricultural to Commercial. He referred to previous
42 considerations on this property, which were similar in that no information on proposed
43 use was presented. Rebecca Furman responded that the statement regarding
44 Agricultural to Commercial zoning was possibly not accurate. She pointed out that
45 Lake County has the zoning as PUD so there is some discrepancy as to the current
46 zoning. Ms. Furman added that they would be limited by the City's Land Development
47 Code. She added that they are in the situation where, at this time, they have a contract

1 that requires they apply for approval although they do not have plans to develop the
2 property.

3
4 Jim Frana continued by asking if anything in the contract provided for approval not
5 being granted. Katrina Thomas responded that as the contract is written, if approvals
6 are denied, the city will have 30 days to remove the utility lines already on the property
7 or to proceed with condemnation. Ed Earl pointed out that, at the last meeting, the City
8 Council voted to start proceedings to condemn the property. Jim Frana added that he
9 would prefer to have something more solid on which to base a decision.

10
11 Pam Waldron added that she does not have a problem with the annexation or rezoning
12 because the infrastructure is not there and that anything proposed will need to come
13 back for approval and can be reviewed at that time. She indicated that commercial
14 development is needed in the city to help future growth. Jennifer Varhol agreed.

15
16 **MOTION by Jennifer Varhol to recommend approval of Ordinance 20008-18**
17 **Annexation and Rezoning and Ordinance 2008-19 LSCPA as presented.**

18 **SECONDED by Pam Waldron.**

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

20 **APPROVED 2 – 1. Absent Debbie Veit and one vacant seat.**

21
22 **Ordinance 2008-26 – Fence Ordinance**
23 **Pertaining to Section 102-533(2)**

24
25 Pam Wiggins opened the discussion regarding the revision in the language as to the
26 type of chain link fence allowed.

27
28 Pam Waldron had no problem with the language. Jennifer Varhol had no problem with
29 the language. Jim Frana asked about the finished ends, but indicated he understood
30 what was being done.

31
32 **MOTION by Pam Waldron to recommend approval of Ordinance 2008-26 as**
33 **presented.**

34 **SECONDED by Jennifer Varhol.**

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

36 **APPROVED 3 – 0. Absent Debbie Veit and one vacant seat.**

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38 **Discussion:**

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40 Jennifer Varhol advised that her term is ending and this would be her last meeting,
41 Jennifer indicated she would be resigning.

42
43 Pam Waldron advised that this would also be her last meeting. Pam indicated that she is
44 moving out of the area and, as a result, she would be resigning.

45
46 Jim Frana wished both Jennifer and Pam the best of luck. Jim added that consideration
47 should be given to having five members and two alternate members on the board. He

1 felt it would be very beneficial to structure the board in that way. Sue Niswonder
2 pointed out that a new member will be joining P&Z once she resigns from the Code
3 Enforcement Board.

4
5 Jim Frana mentioned that he had forgotten to call on the audience to speak. He opened
6 the floor to speakers.

7
8 Jeff Kirkland, 23 The Crescent, of Jeff Kirkland Enterprises:
9 Mr. Kirkland came forward to speak about a job they are doing on Main Avenue. He
10 mentioned that it has been held up because of changes to the parking on Main Avenue,
11 which he was told would be discussed at this meeting. Jim Frana pointed out that this
12 matter was discussed at the last P&Z and City Council meetings, but there has been no
13 final approval. Jim suggested that Mr. Kirkland contact the City Manager or Mayor for
14 further information.

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16 **MOTION by Pam Waldron to adjourn.**

17 **SECONDED by Jennifer Varhol.**

18 **Meeting adjourned 7:35 p.m.**

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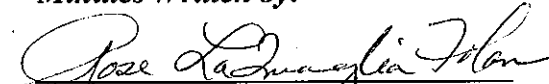
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Debbie Veit
Chairperson, Planning and Zoning

Minutes Written by:



Rose LaQuaglia Folan
Administrative Assistant, Planning Dept.

Attest:


Janet McDaniel
City Clerk

