

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

January 7, 2008

5
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>Pam Waldron</i>	<i>Tim Green, Consulting Planner, Green Consulting Group</i>
2.	<i>Debbie Veit</i>	<i>Katrina Thomas, Assistant City Attorney</i>	<i>Amber Dickerson, Consulting Planner, Green Consulting Group</i>
3.	<i>Joseph Emanuele</i>		<i>Sue Niswonder, Assistant Planner</i>
4.		<i>Jennifer Varhol</i>	<i>Rose Folan, Admin.Asst., Planning Dept.</i>
5.	<i>Jim Frana</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 December 3, 2007**

14
15 **MOTION by Jim Frana to approve the minutes.**

16 **SECONDED by Debbie Veit.**

17 **Joe Emanuele called for a vote.**

18 **APPROVED 3 – 0. Absent Pam Waldron and Jennifer Varhol.**

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20
21 **Resolution 2007-25 – Meeting Hall, 303D N. US Hwy 27, Conditional Use Permit:**

22 **Applicant: South Congregation of Jehovah's Witness, Anibal Agosto**

23 **Owner: Cactus Minneola, LLC & Minneola 27, LLC**

24
25 Tim Green opened the discussion by explaining the reason for the permit. He also
26 pointed out that the address and the hours of operation require clarification.

27
28 The applicant, Anibal Agosto, came to the podium.

29
30 *Tim Green, at the direction of the City Attorney, reminded the applicant and all other*
31 *speakers that they would be speaking under oath even though no oath was administered*
32 *at this meeting.*

33
34 Joe Emanuele asked Mr. Agosto to respond to the questions raised by Tim Green.

35 Mr. Agosto responded that their hours of operation would be 7:30pm until 9-10pm,
36 three evenings per week, and on Sunday during daytime hours. Tim Green asked which

1 evenings the meetings would be held. Mr. Agosto responded that they had not set the
2 schedule yet. Tim also asked for clarification of the unit that is being leased, which
3 appeared to be unit D. Mr. Agosto responded in the affirmative.
4

5 Debbie Veit asked for further clarification of the address as 303D North Highway 27.
6 Tim Green responded that the Resolution included North Hwy 27, but did not include
7 the unit number. Debbie questioned the impervious area note on the plan, clarifying
8 her understanding that the information is not needed at this time. She also asked about
9 Sunday hours. Mr. Agosto responded 9-9:30am to 4-5pm were the approximate times.
10

11 Jim Frana asked if the other tenants at the address had been notified. Tim Green
12 pointed out that the mailing goes to the property owner, not the individual tenants. Jim
13 expressed concern about parking since one other tenant, the karate school, also has
14 evening hours. He also expressed concern about parking in the grassy area and
15 improvements to that area. Mr. Agosto advised that he did not have any information on
16 that area because the landlord is handling those improvements. Tim mentioned that the
17 landlord is planning on waiting until after the ongoing Hwy 27 work is complete so that
18 he will not have to do the improvements more than once. Tim added that parking in the
19 grassy area was not included in their review since adequate parking is available in the
20 paved areas.
21

22 Regarding Jim Frana's concern about parking issues with other tenants, Mr. Agosto
23 pointed out that they are flexible in their nights, and would work with other tenants.
24 Jim additionally asked about plans related to exiting traffic. Mr. Agosto responded that
25 they will do what is necessary to address the situation.
26

27 Joe Emanuele mentioned that he does not believe that parking is going to be an issue
28 for the site. He also indicated that he had no issues or questions.
29

30 Debbie Veit added that businesses need to work together and that, she felt, the applicant
31 was being gracious in offering to have flexibility in their meeting nights. She expressed
32 that she did not believe two businesses having evening hours should be an issue. She
33 did ask, additionally, about use on Saturday. Mr. Agosto indicated that, at the present
34 time, there are no plans for use on Saturday. However, he added, the situation may
35 change in the future.
36

37 Joe Emanuele asked if anyone in the audience wanted to speak on the matter. No one
38 came forward; he requested a motion.
39

40 **MOTION by Debbie Veit to approve Resolution 2007-25 with the following**
41 **additions: the actual address, including the unit, being 303D N. Hwy 27; and, to**
42 **have operating hours stated as 7pm to 10pm Monday thru Friday, and Saturday**
43 **and Sunday 8am to 6pm.**

44 **SECONDED by Jim Frana.**

45 **Joe Emanuele called for a vote.**

46 **APPROVED 3 – 0. Absent Pam Waldron and Jennifer Varhol.**
47
48

1 **Resolution 2007-24 – Microbrewery, 60E&F Center Street, Conditional Use**
2 **Permit:**

3 **Applicant: Brad Banker, Headless Chicken, LLC**

4 **Owner: Karst Properties Inc.**

5
6 Tim Green opened the discussion by explaining the intended use and why the permit is
7 necessary. He pointed out the need for the applicant to understand what will be allowed
8 and the conditions. Additionally, Tim indicated that the CUP should include the hours
9 of operation, for manufacturing and sampling, as well as the allowed number of seats.

10
11 The applicant, Brad Banker, came to the podium.

12
13 *Tim Green, at the direction of the City Attorney, reminded the applicant that he would*
14 *be speaking under oath even though no oath was administered at this meeting.*

15
16 Joe Emanuele asked Mr. Banker to begin by responding to the issue of hours. Mr.
17 Banker explained that manufacturing would be strictly daytime hours. He added that
18 the B-1 situation is a retail center, but to encourage people to purchase there is a need to
19 allow them an opportunity to taste the product. As for operating hours, Mr. Banker
20 indicated evening hours starting at 6 or 7pm; no Sunday hours; current projection is to
21 be open Wednesday, Thursday, Friday, and Saturday; retail hours 10-11am to 6-7pm;
22 manufacturing would be earlier in morning but not nights or weekends.

23
24 Tim Green asked about the state license, which normally does not allow on-site
25 consumption at a retail establishment. Mr. Banker responded that he will need to
26 obtain a license that will allow on-site consumption in addition to the retail.

27
28 Ed Earl asked for clarification on whether the intention is to allow someone to sample a
29 bit and then purchase to bring home or to have bar stools and allow consumption of the
30 product at the site. Mr. Banker responded that he may have a few bar stools, but
31 seating would be limited. He added it would mainly be a display area where consumers
32 purchase items to take home. Mr. Banker indicated that he may charge for samples and
33 if he charges for the samples, he needs the consumption license; if he does not charge
34 for the samples, he only needs a retail license. Tim Green pointed out that the City is
35 covered by the state license, but that the board must still recommend hours of operation
36 and whether or not this use should be allowed.

37
38 Debbie Veit asked if this operation would be similar to what occurs at Sea World or
39 Busch Gardens where you can purchase a small cup of the different types of beer
40 available and there is no seating area. Mr. Banker responded in the affirmative. Debbie
41 indicated that she felt the seating would be an issue. She also asked about
42 manufacturing and indicated her concerns about: odors, septic system, maximum
43 production, pick up and delivery trucks, sale of brewery products only, and not
44 branching off into anything else. Mr. Banker indicated that this is not a 24-hour
45 manufacturing operation.

46
47 Ed Earl asked if he could help and he asked Mr. Banker about his maximum batch. Mr.
48 Banker indicated the batch size is 250 gallons; and maximum capacity for the site will

1 be 5000 gallons a month, in comparison to Jacksonville where they brew 22 million
2 gallons a month. Mr. Banker added that the odors are similar to bakery – the raw
3 ingredients are the same and the process is similar – but the final product is a liquid.
4 Regarding the waste, Mr. Banker responded that the yeast waste will be reused and
5 treated/neutralized before disposal. He indicated that the cleaning chemicals are an
6 issue, but assured the board that there are procedures for handling that matter. Debbie
7 Veit asked about product that would be sold and if limiting the permit to beers only
8 would be agreeable. She added that City Council may want to look at limiting
9 production. Mr. Banker informed the board that the maximum production will be
10 governed by what the facility can accommodate. Debbie asked about consumption
11 limits on the state license. Mr. Banker responded that the license does not; it limits
12 operating hours but not consumption amounts.

13
14 Tim Green pointed out that the manufacturing and retail operations are allowed in the
15 area. However, the CUP is necessary because of the sampling. It is an issue that they
16 were not comfortable allowing a permit without some discussion.

17
18 Jim Frana asked about the number of types of beer the applicant will brew at one time.
19 Mr. Banker responded that it is dependent on the number of fermentation tanks; the
20 entire process takes four weeks. He indicated that he is planning on four different
21 varieties at first, but then will be doing seasonal varieties as well at some point. Jim
22 concluded that his only concerns are the size of vehicles and hours for shipping and
23 delivery. Joe Emanuele pointed out that this could be addressed in the recommendation.

24
25 Joe Emanuele indicated that he thinks this is a good idea. He asked that the applicant
26 not be limited to the sale of beer because he may want to consider adding related items,
27 e.g. hats or t-shirts, and that he would like to see that be allowed.

28
29 Joe Emanuele asked if anyone in the audience wanted to speak on the matter. One
30 speaker, Dawn Millner, came to the podium. Ms. Millner expressed concern, as the
31 owner of residential rental property in proximity to the site, about the possibility of this
32 becoming a bar or lounge as well as issues of odor and noise. She said she is not
33 opposed to a retail outlet that has samplings, but she is opposed to it becoming a bar or
34 lounge.

35
36 **MOTION by Debbie Veit to recommend approval of Resolution 2007-24 with the**
37 **following stipulations addressed in the CUP: manufacturing operating hours and**
38 **pick-up and delivery hours being set; retail hours Monday through Saturday**
39 **10am to 9pm; a sampling limit of 2-fluid-ounces per serving; no seating, bar or**
40 **standing tables allowed, but no seating; alcohol sales being limited to beers only.**

41 **SECONDED by Jim Frana.**

42 **Joe Emanuele called for a vote.**

43 **APPROVED 3 – 0. Absent Pam Waldron and Jennifer Varhol.**

44
45 **Resolution 2007-23 – AAA Storage, 995 N. Hwy 27, Conditional Use Permit:**
46 **Applicant/Owner: John Muhich, AAA Storage LP**

47
48 Tim Green opened the discussion explaining that this is a conditional use permit

1 modifying a conditional use issued on Resolution 2004-14 to allow two-story units. He
2 indicated that he cannot explain how this was approved on the site plan, which depicted
3 two-story units, when the resolution only allowed for one two-story unit in the
4 caretakers' unit.

5
6 The applicant representative, John Nagy, came to the podium.

7
8 *Tim Green, at the direction of the City Attorney, reminded the applicant that he would*
9 *be speaking under oath even though no oath was administered at this meeting.*

10
11 Mr. Nagy pointed out to the board that this is a conflict in definition of two-story
12 building. These two units are not interconnected; they are two units stacked on top of
13 each other because of the hillside.

14
15 Debbie Veit indicated that she has no questions or issues with what the applicant is
16 proposing. She added that her only concern is with the back wall. Mr. Nagy asked if he
17 could address the matter. He said that they are in agreement with replacing the fence,
18 making it more amenable with the finished product, but the fence could never be high
19 enough to cover the building. Mr. Nagy pointed out that the fence is only a temporary
20 issue and will be addressed.

21
22 Jim Frana and Joe Emanuele had no questions or issues.

23
24 Joe Emanuele asked if anyone wanted to speak on the matter. No one came forward; he
25 requested a motion.

26
27 **MOTION by Jim Frana to recommend approval of Resolution 2007-23 AAA**
28 **Storage.**

29 **SECONDED by Debbie Veit.**

30 **Joe Emanuele called for a vote.**

31 **APPROVED 3 – 0. Absent Pam Waldron and Jennifer Varhol.**

32
33 **Sugarloaf Mountain Golf Maintenance Facility, Site Plan Application:**

34 **Applicant: SLCD, LLC, Al Penny**

35 **Owner: SLCD, LLC**

36
37 Tim Green opened the discussion explaining the matter under consideration. He also
38 pointed out that, since the site is within property owned by Sugarloaf, there are no
39 setbacks and no one was notified on it. Tim indicated that they recommend approval as
40 presented.

41
42 Applicant representatives, Al Penny and Duane Booth, came to the podium.

43
44 Debbie Veit, Jim Frana and Joe Emanuele had no questions or concerns.

45
46 Joe Emanuele asked if anyone wanted to speak on the matter. No one came forward; he
47 requested a motion.

1 **MOTION by Debbie Veit to recommend approval of the Site Plan Revisions of the**
2 **Sugarloaf Mountain Golf Maintenance Facility.**

3 **SECONDED by Jim Frana.**

4 **Joe Emanuele called for a vote.**

5 **APPROVED 3 – 0. Absent Pam Waldron and Jennifer Varhol.**

6
7 **Sugarloaf Mountain, Preliminary Plat Unit 2B Revision:**

8 **Applicant: SLCD, LLC, Al Penny**

9 **Owner: SLCD, LLC**

10
11 Tim Green opened the discussion by explaining that this is to add three lots to the plat
12 previously approved by the County.

13
14 Applicant representatives, Al Penny and Duane Booth, were at the podium.

15
16 Debbie Veit asked the applicant if they understood that they are still working within the
17 original limits set by the County. Applicant representatives responded in the
18 affirmative.

19
20 Jim Frana and Joe Emanuele had no questions or concerns.

21
22 Joe Emanuele asked if anyone wanted to speak on the matter. No one came forward; he
23 requested a motion.

24
25 **MOTION by Debbie Veit to recommend approval of the Preliminary Plat Unit 2B**
26 **Revision of the Sugarloaf Mountain project.**

27 **SECONDED by Jim Frana.**

28 **Joe Emanuele called for a vote.**

29 **APPROVED 3 – 0. Absent Pam Waldron and Jennifer Varhol.**

30
31
32 **Discussion items:**

33
34 Debbie Veit mentioned the discussion to review sidewalks, setbacks, driveways, etc.
35 She asked if this was still something to be discussed. Joe Emanuele responded that for a
36 period there were few items on the agenda and that would be the time to discuss these
37 items. Ed Earl suggested that it be added to the agenda and the item could be tabled if
38 there isn't time for discussion. Joe asked that the item be put on the agenda and, if time
39 does not allow for discussion, it can be tabled. Debbie asked that setbacks and
40 sidewalks be added also garages were added by Jim Frana and Joe Emanuele.

41
42 Jim Frana brought up the subject of water bills and the short turn-around time for
43 payment. Ed Earl advised the board that, according to the Utility Department, the issue
44 is with the post office. Joe Emanuele indicated that this needs to be addressed at
45 Council not in P&Z.

46
47 Tim Green mentioned Architectural Standards. He felt that they need to be addressed,
48 especially in light of the Dollar General building. Board members agreed. Joe

1 Emanuele asked that the Architectural Standards be added to the list of items for
2 discussion. Sue Niswonder informed the board that she now asks applicants to provide
3 elevations and color schemes for projects; and, although not required by Code, some
4 applicants are providing these items.

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7 **MOTION by Debbie Veit to adjourn.**

8 **SECONDED by Jim Frana.**

9 **Meeting adjourned 8:26 p.m.**

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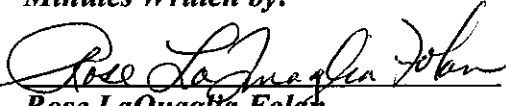
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Joe Emanuele
Chairperson, Planning and Zoning

Minutes Written by:


Rose LaQuaglia Folan
Administrative Assistant, Planning Dept.

Attest:


Janet McDaniel
City Clerk

