

**Minneola Planning and Zoning Commission  
Minutes  
February 07, 2022 at 6:30 PM  
Minneola City Hall**

The City of Minneola Planning and Zoning Commission was called to order by Chairman Paul Giacalone. Also present were Commissioner Daniel Smith, Commissioner William McCoy, Councilor Debbie Flynn (Council Liaison), Grant Watson (City Attorney) Joyce Heffington (City Planner) and Corey DeVogel (Planning Technician).

Commissioner Oscar Trujillo, Vice-Chairman Jeff Henderson and Commissioner Leonard Jackson were absent.

**CALL TO ORDER**

**Chairman Paul Giacalone** called the meeting to order.

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

A moment of silence was observed, and the Pledge of Allegiance was led by **Commissioner Daniel Smith**.

**AGENDA REVIEW**

No comments.

**MOTION by Commissioner McCoy, SECONDED by Commissioner Smith to pass the February 7<sup>th</sup> Planning & Zoning Commission Meeting Agenda as written.**

**AYE:** Giacalone, McCoy, Smith

**NAY:** None

**MOTION PASSED: 3-0**

**PUBLIC COMMENTS**

**Chairman Giacalone** called for public comment.

No comments.

**Commissioner McCoy** asked if the Commission had excused the absentees.

**MOTION by Commissioner McCoy, SECONDED by Commissioner Smith to excuse Commissioner Jackson, Commissioner Trujillo and Vice-Chairman Henderson from the February 7<sup>th</sup> Planning & Zoning Commission Meeting.**

1 **AYE:** Giacalone, McCoy, Smith

2  
3 **NAY:** None

4  
5 **MOTION PASSED: 3-0**

6  
7 **MINUTES**

8  
9 No comments.

10  
11 **MOTION by Commissioner Smith, SECONDED by Commissioner McCoy to approve**  
12 **the January 10<sup>th</sup>, 2022 Planning & Zoning Commission Meeting Minutes as written.**

13  
14 **AYE:** Giacalone, McCoy, Smith

15  
16 **NAY:** None

17  
18 **MOTION PASSED: 3-0**

19  
20 **DISCUSSION ITEMS**

21  
22 **Item 1: Resolution 2021-18 CUP Carwash**

23  
24 **Grant Watson** read the resolution by title and swore in members of the audience and staff  
25 wishing to speak on the item.

26  
27 **Joyce Heffington** detailed that the location would be on the road next to where the Popeyes  
28 was to be built. There is also a variance after, and staff cannot recommend approval unless  
29 its on the condition that the variance is approved or the conceptual plan is revised, site plan  
30 is revised to meet code, providing an approvable truck turning analysis for the fire  
31 department and the conditions included in the conditional use permit.

32  
33 **Chairman Giacalone** asked if the applicant would come up.

34  
35 **Chris Warshaw** with England-Thimes and Miller introduced himself, representing the  
36 applicant to do a Clean Machine Carwash. He stated the site is east of US Hwy 27 and north  
37 of Southern Breeze drive. He described it as General Commercial land use and part of the  
38 Triple A storage subdivision, with a shared stormwater retention, the south side of lot will  
39 be Popeyes fast food. South side access will be to Popeye's and north side will be to Dollar  
40 General. He stated there will be no direct access to US Hwy 27. It will be an express car  
41 wash, and the building is similar in design to the Clermont Clean Machine with slight  
42 differences.

43  
44 **Commissioner Smith** asked about the lane that comes immediately left after pay station  
45 regarding turning around.

1 **Chris Warshaw** Said that you will commonly see bypass lanes with fast food restaurants.

2  
3 **Commissioner McCoy** asked about the egress at the one-way section. He then asked what  
4 the distance of the property to the nearest neighborhood was.

5  
6 **Chris Warshaw** replied approximately 400 feet.

7  
8 **Chairman Giacalone** asked what the setback of the rear storage is.

9  
10 **Chris Warshaw** said that it exceeds the required rear setback.

11  
12 **Chairman Giacalone** asked about going through driveway and coming around , if it would  
13 be north and west travelling.

14  
15 **Chris Warshaw** replied that it is east to west

16  
17 **Chairman Giacalone** invited public comment.

18  
19 No public comment.

20  
21 **Commissioner McCoy** asked what the variance was for.

22  
23 **Joyce Heffington** replied that it is for the slope, the walls, and the parking island.

24  
25 **Commissioner McCoy** asked if there is a retaining wall that separates it and the  
26 neighborhood.

27  
28 **Chris Warshaw** replied that it is proposed.

29  
30 **Commissioner McCoy** asked the proposed operating hours.

31  
32 **Chris Warshaw** replied between 8am and 9pm.

33  
34 **Joyce Heffington** followed up it would be something to be decided in the conditional use  
35 permit. 8am-6pm is the noise operation hours.

36  
37 **Commissioner Smith** asked what the expected throughput would be with average daily  
38 number of cars.

39  
40 **Chris Warshaw** replied that based upon normal carwash generation, daily generation  
41 would be 156 and the PM peak hour with 39 in 39 out. He stated that AM hour is 5 or 6.

42  
43 **Commissioner McCoy** asked if it was based on 7 day week.

44  
45 **Chris Warshaw** replied that it was weekday.

1 **Commissioner McCoy** followed up asking for the weekend numbers.

2  
3 **Chris Warshaw** replied the study focused on the PM peak hours. Saturday mid-morning is  
4 the peak.

5  
6 **Commissioner McCoy** stated their future neighbor would be Popeyes and Dollar General  
7 that they are sharing the ingress and egress with to the south and north.

8  
9 **Chris Warshaw** stated that they will be sharing with the Dollar General directly north and  
10 an access providing access to the Triple A subdivision.

11  
12 **Commissioner Smith** made a recommendation for approval with the hours of operation  
13 extended but not quite 8am-9pm, with a recommendation of 8am-8pm, considering it's  
14 proximity to the neighborhood, being respectful to them. Also meeting the staff  
15 recommendations that site plan meets all code requirements and provide applicable turning  
16 analysis.

17  
18 **Chris Warshaw** asked for clarification with respect to the variance as well.

19  
20 **Commissioner Smith** replied if the variance isn't approved, it would still be applied to this  
21 Conditional Use Permit.

22  
23 **Joyce Heffington** stated that they would be approving this on the condition that if the  
24 variance is approved or isn't approved, they would have to meet site plan requirements other  
25 than the requirement in the code for what they meet the variance for.

26  
27 **Chairman Giacalone** asked if the variance can be done first.

28  
29 **Grant Watson** stated that Item 1 can be tabled and then item 2 can be discussed, then they  
30 can vote on each item separately.

31  
32 **Tom McGee** approached the commission and stated car wash would probably generate 20  
33 percent of the volume of a fast food site. He stated he would like to get the applicant to  
34 create a left turn access on US 27 southbound with FDOT.

35  
36 **Chairman Giacalone** asked to do the variance first and go back to vote on Item 1 after  
37 discussing item 2.

38  
39 **Item 2: Resolution 2021-19 Variance**

40  
41 **Grant Watson** read out Item 2 to the Commission and reminded everyone that was  
42 previously sworn in that they were still under oath.

43  
44 **Joyce Heffington** said that the variance being asked for was to allow a 10-foot retaining  
45 wall, and a 3 to 1 slope as opposed to a 4 to 1 slope. A variance on the eight interrupted  
46 parking spaces to be 11 because they are covering it. The problem being the city engineer

1 doesn't feel they need a variance for the wall height and the slope. The variance for the  
2 parking, if granted, Joyce asked that they put in additional 400 square feet of greenspace  
3 that is not shown on the present plans, as well as the canopy trees required in the parking  
4 somewhere else in addition to where they are required for the buffer, but it needs to be two  
5 additional trees from the parking.

6  
7 **Chris Warshaw** provided more slides to view. He then began to speak on the eight island  
8 requirement. He stated that part of it applies to variance 2 in order to keep the site super  
9 compact. He stated they far exceed the required greenspace. The ISA requires a 10 percent  
10 minimum and they are providing 50 percent, so much of the site will be greenspace. He then  
11 stated he could point out an area on the plan that would point to the required greenspace.  
12 He stated that the second variance is related to the retaining wall on the southern side of the  
13 property. He stated there was a significant topography change on the property. There is a 25  
14 foot drainage easement on the rear property that drains to the stormwater pond further  
15 reducing the effective depth of the lot to make the slopes work. Their intent is to match the  
16 design and layout of the other wall, creating a uniform look, making sure that it looks similar  
17 and cohesive, along with the fact they will have to tie into the other properties.

18  
19 **Joyce Heffington** stated that a revised construction plan was received recently for Popeyes,  
20 unsure if it would change the wall or slope any. She asked that if it gets granted, that it is  
21 based upon the condition that it lines up with whatever Popeyes is doing regarding wall size  
22 and slope.

23  
24 **Commissioner Smith** said he appreciated them including Popeyes topography in the  
25 picture and it was one of his biggest concerns.

26  
27 **Commissioner McCoy** asked where the green spots would be.

28  
29 **Chris Warshaw** indicated a few places that could be considered for greenspace within close  
30 proximity to the parking area that they can say meets the 400 square feet and provide  
31 additional landscape as needed. He stated there is plenty of greenspace on the site and the  
32 applicant would be more than happy to provide necessary landscaping.

33  
34 **Commissioner McCoy** asked what the generated noise level for this property would be.

35  
36 **Chris Warshaw** stated he didn't really know, but the biggest concern is with the residents  
37 to the east. The biggest noise generator would be the dryer fan that is directed so that it is  
38 pointed away from the residents and towards U.S. Hwy 27 to help with what people may  
39 potentially hear.

40  
41 **Commissioner Smith** asked if there was a potential with the greenspace to include smaller  
42 understory trees such as crepe myrtles to provide a better sound barrier and positive visual  
43 environment.

44  
45 **Chris Warshaw** said they could provide additional landscape plantings along the retaining  
46 wall and greenspace.

1  
2 **Commissioner McCoy** asked if residents had anything to say.

3  
4 **No Comment.**

5  
6 **Commissioner Smith** suggested they may have not been part of the mailing because of the  
7 radius.

8  
9 **Joyce Heffington** stated that it is 300 feet from the property line for mailings.

10  
11 **Chris Warshaw** said it is 400 feet from residences and the property was properly noticed.

12  
13 **Commissioner McCoy** stated his concern was with the Walgreens parking lot with  
14 Southern Breeze. He believed the plan is to have them all connected.

15  
16 **Chris Warshaw** said they did a traffic study, and all roadways are operating at an  
17 acceptable level. There are intersections that are failing according to the traffic study. One  
18 was eastbound leg of 27 and Southern Breeze. He stated that a carwash is a traffic catcher  
19 not a traffic driver.

20  
21 **Joyce Heffington** stated that the cross-access easement is a requirement by code.

22  
23 **Chris Warshaw** stated the access points are within Department of Transportation criteria  
24 allowance. The access points provide best ingress and egress for the property.

25  
26 **Chairman Giacalone** called for public comment.

27  
28 **No Public Comment.**

29  
30 **MOTION by Commissioner Smith to approve Item 2 2021-19 Variance. With the**  
31 **condition that it is going to line up with the Popeyes slope and wall as well as being the**  
32 **same material to have a similar look. Also, to put the additional plantings above the**  
33 **retaining wall area for both aesthetics and adding additional sound barriers for**  
34 **greenspace.**

35  
36 **AYE:** McCoy, Smith

37  
38 **NAY:** Giacalone

39  
40 **MOTION PASSED: 2-1**

41  
42 **Grant Watson** stated that Item 1 still needed to have a decision made.

43  
44 **MOTION by Commissioner Smith to Approve Item 1: Resolution 2021-18 CUP**  
45 **Approve car wash with staff recommendations and changing the Hours of Operation**  
46 **to 8am – 8pm.**



1  
2 **AYE:** McCoy, Smith

3  
4 **NAY:** Giacalone

5  
6 **MOTION PASSED: 2-1**

7  
8 **Joyce Heffington** requested clarification that the variance motion included parking.

9  
10 **Commissioner Smith** replied that his intention was to include it.

11  
12 **Item 3: Resolution 2021-20 CUP Carwash**

13  
14 **Grant Watson** read out the resolution and asked if anybody wanting to provide testimony  
15 has not yet been sworn in. He reminded any speakers they were still under oath.

16  
17 **Joyce Heffington** described the property location on U.S. Hwy 27 next to AutoZone. She  
18 stated that staff cannot recommend approval because no architectural renderings were  
19 submitted, and no traffic study was provided. If approved, staff would recommend it on the  
20 condition that a traffic study be provided and approved, architectural renderings be provided  
21 and meet code, as well as the conditions the Commission has in the resolution.

22  
23 **Greg Crawford** with the Florida Engineering group introduced himself, representing  
24 Vision Car Wash. He described the project location and the entrance locations on the  
25 roadway and off of U.S. Hwy 27.

26  
27 **Commissioner Smith** stated that one of the largest concerns generally had, is the amount  
28 of traffic that will be generated. There is a private driveway that runs along the back of the  
29 property and dumps out on Southern Breeze drive. Because of the misaligned roads and the  
30 amount of traffic in the intersection, it makes it a dangerous spot. People are going to want  
31 to go up the private drive to hit the light. He asked if the owner of the private road would  
32 be willing to close down the road north of the Advance Auto Parts intersection all the way  
33 to Southern Breeze and remove the private drive. It would be one of the things that would  
34 make him want to approve it. It would pull the traffic out of Quail Valley and out of the  
35 busy intersection. He also noted people going down the large slope quickly. He asked who  
36 the owner of the road was for the section of the land.

37  
38 **Brett Dars** with V3 Capital, the development partner for Vision Car Wash. He stated that  
39 from his understanding George Karst is the owner of the road and he had made indications  
40 that he is willing to make whatever concessions are needed with access and signage to get  
41 the carwash approved.

42  
43 **Commissioner McCoy** asked if there was a traffic study in the future.

44  
45 **Greg Crawford** responded saying they are pulling a traffic study together and they can  
46 provide it to the city once it is available.

1  
2 **Chairman Giacalone** called for public comment.

3  
4 **Tom McGee** stated that to make a change to the 5-lot commercial subdivision internal  
5 access drive, the signature of all 5 lot owners would be required and lot owner would not  
6 sign it. He then stated that he was unsure of the issue with traffic at Southern Breeze drive  
7 and the rear access road. He stated he preferred the site plan that showed it being closer to  
8 the road with generally matching setbacks of the other properties. He then stated he would  
9 have no objection relocating the billboard.

10  
11 **Grant Watson** stated there is a relocation agreement that the city would get into for the  
12 billboard with the owner. He said that the board should not be concerned about what the  
13 terms of such agreement would be per se, but the board should be aware that the city would  
14 probably be entering into a relocation agreement for the billboard, but the terms could be  
15 dealt with at a later day and the board should understand that would be part of what needs  
16 to happen with the billboard and moving it to a different spot.

17  
18 **Tom McGee** detailed the agreement regarding the shared access and decibel levels. He  
19 stated that the ingress and egress was much better for commercial use on the site.

20  
21 **Chairman Giacalone** called for further public comment.

22  
23 No public comment.

24  
25 **Grant Watson** stated that if in favor of approving the conditional use permit, a reasonable  
26 condition would be that a relocation agreement is entered in to support the relocation of the  
27 billboard.

28  
29 **Greg Crawford** stated George Karst owns the billboard and his comment was that as long  
30 as you provide an easement I'll deal with moving the sign. He said they do not have input  
31 as to where the sign is and it can't be where it is because of the way the site plan is laid out.  
32 They would give him that area and an easement. He would rather have his sign moved  
33 instead of replaced on the property.

34  
35 **Chairman Giacalone** suggested to the commission, tabling Item 3 until they got the  
36 architectural renderings and the traffic study, so that planning has everything they need.

37  
38 **Commissioner McCoy** agreed.

39  
40 **Commissioner Smith** recommended that the applicant take back some of the  
41 recommendations and comments provided back in general. For example, the private access  
42 road and to have that discussion with Karst, so they could have more information to make  
43 a better decision.

44  
45 **MOTION by Commissioner McCoy, SECONDED by Commissioner Smith to table**  
46 **Item 3: Resolution 2021-20 CUP Carwash.**



1  
2 **AYE:** McCoy, Giacalone, Smith

3  
4 **NAY:** None

5  
6 **MOTION PASSED: 3-0**

7  
8 **FINAL PUBLIC COMMENTS**

9  
10 **Chairman Giacalone** called for final public comments.

11  
12 **Tom McGee** said that internal access drive requires all 5 signatures, and it also requires  
13 advanced auto parts and Dollar Tree. He stated that it isn't in the cards for him to do so.

14  
15 **Chairman Giacalone** said to give planning all they need and he will see them at the next  
16 meeting.

17  
18 **FINAL REPORTS**

19  
20 **Councilor Flynn** reported that at 6:30pm on Tuesday, February 8<sup>th</sup> 2022, Lake County  
21 traffic people will be meeting in city hall to discuss the Hancock extension from 561A to  
22 445 in a meeting open to the public.

23  
24 **Joyce Heffington** wished a happy Valentines Day to the Commission and a happy birthday  
25 to Councilor Flynn.

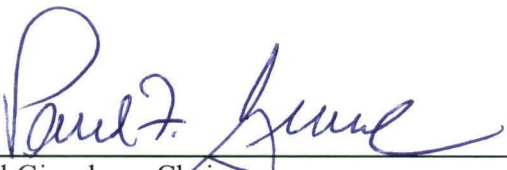
26  
27 **MOTION by Commissioner McCoy, SECONDED by Commissioner Smith to**  
28 **adjourn.**

29  
30 **AYE:** McCoy, Smith, Giacalone

31  
32 **NAY:** None

33  
34 **MOTION PASSED: 3-0**

35  
36 *(Meeting adjourned at 7:42 P.M.)*

37  
38  
39  
40  
41  
42   
Paul Giacalone, Chairman

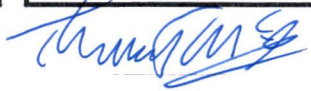


43  
44 **ATTEST:**

1  
2  
3  
4



Corey DeVogel, Planning Technician

City of Minneola  
Planning and Zoning Commission  
Sign-In Sheet  
6:30 P.M.  
February 7, 2022  
PLEASE PRINT YOUR NAME CLEARLY

PRINT NAME	SIGNATURE	ADDRESS	PHONE
Tom McCreary		912 Backwood Ln Oak 32806	407-421-8067
Chris Washaw		1525 S. Orange Ave. Ft. 32756	904-571-3641
Glen Crawford		5127 S. Orange Ave. Oak Fl 32809	407-895-0324