

Minneola Planning and Zoning Commission**Minutes****September 14, 2020 at 7:00 PM****Minneola City Hall**

The City of Minneola Planning and Zoning Commission was called to order by Chairwoman Debbie Flinn. Also present were Commissioner Oscar Trujillo, Commissioner Jeff Henderson, Commissioner Leonard Jackson, Vice Chairman Paul Giacalone, Commissioner William McCoy, Commissioner Daniel Smith, Grant Watson (City Attorney), Joyce Heffington (City Planner), and Kristine Thompson (Planning Technician).

CALL TO ORDER

Chairwoman Flinn 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 **Vice Chairman Giacalone**

AGENDA REVIEW

Joyce Heffington requested that items 1 and 2 be reversed.

PUBLIC COMMENTS

No Comments.

MINUTES

MOTION by Commissioner McCoy, SECONDED by Commissioner Giacalone to approve the minutes from August 3, 2020 as written.

AYE: Trujillo, Henderson, Jackson, Flinn, Giacalone, McCoy, Smith

NAY: None

MOTION PASSED: 7-0

DISCUSSION ITEMS

Item 2: Resolution 2020-13 Variance 800 N Highway 27

Item 1: Fire Station Site Plan

Grant Watson swore in staff and members of the audience wishing to speak on the item.

1 **Joyce Heffington** explained this item is for the new fire station that they are requesting to
2 build in the parking area next to City Hall, near the Planning and Zoning office. They are
3 requesting a variance because the city's design guidelines for public and commercial
4 buildings require three different design features. The City would like to have the new fire
5 station have the same design standards as the existing City Hall. They are also requesting
6 asphalt shingles for the same reason. Also, the current parking doesn't have the dividers that
7 they city's code requires, though the parking is not changing. Indicated staff recommends
8 approval so the two buildings will match. Requested if the Commission recommends
9 approval, they do so with the condition that all comments are addressed.

10
11 **Commissioner Trujillo** had no comments.

12
13 **Vice Chairman Giacalone** stated he had no comments but did like the design of the fire
14 station. Suggested he would like to hear if the Fire Chief had any remarks.

15
16 **Chief Otero** had nothing to add but mentioned the architect was present tonight and
17 suggested he has done a good job with the design.

18
19 **MOTION by Vice Chairman Giacalone, SECONDED by Commissioner Trujillo to**
20 **approve Item 1 Site Plan for new Fire Station and Item 2 Resolution 2020-13 Variance**
21 **800 N Highway 27 as written.**

22
23 **AYE:** Trujillo, Henderson, Jackson, Flinn, Giacalone, McCoy, Smith

24
25 **NAY:** None

26
27 **MOTION PASSED: 7-0**

28
29 **Item 3: Resolution 2020-18 Renovation to a Non-Conforming Structure 17628 N**
30 **Highway 27**

31
32 **Joyce Heffington** explained in the past FDOT (Florida Department of Transportation) to
33 install Highway 27 and took frontage from this property which made the building non-
34 conforming. code says you cannot improve more than 50% the value of the property if it is
35 non-conforming. The applicant is requesting to do something different with this property.
36 They have already taken down the billboard at the city's request. They also plan to bring
37 numerous jobs to the city. The applicant would like to present the planned renovations to
38 the Commission. Staff recommends approval.

39
40 **Grant Watson** read the resolution by title, reminded staff they were under oath and swore
41 in the applicant and other members of the audience who wished to speak on this item.

42
43 **Mike Giddens** explained F & H Contractors is an underground utility contractor. They have
44 been working with the city on the business established. Suggested the interchange is going
45 to help them navigate the state more efficiently. They plan to bring 75 to 100 new jobs to
46 the area and plan to buy supplies locally. They would like to present a notebook with some

1 renderings of the improvements they plan do at the property. Stated they are ready to pull
2 permits and start building. Their goal is to make this property no longer look like an eye
3 sore and will ensure the project conforms to the city's color code.

4
5 **Commissioner Smith** stated the project looks nice and emphasized the importance of the
6 city's color code.

7
8 **Commissioner Henderson** asked how much traffic this business would produce on
9 Highway 27.

10
11 **Mike Giddens** indicated they start in the morning with 25 to 30 vehicles entering and
12 existing. This would be occurring the morning and evening time. Their goal is safety. They
13 have done studies on figuring how to get employees in and out in a safe manner. There will
14 not be any traffic that comes from the turnpike, then south from Highway 27.

15
16 **Commissioner Trujillo** asked what type of business they operate.

17
18 **Mike Giddens** stated they are an underground utility contractor; they install power lines
19 underground.

20
21 **Commissioner McCoy** asked if they would have 50 vehicles.

22
23 **Mike Giddens** indicated they would have 25 – 30 go out to perform work on a daily basis.

24
25 **Commissioner McCoy** asked if these vehicles would be stored in the back of the property.

26
27 **Mike Giddens** stated they would be.

28
29 **Commissioner McCoy** asked if there would be any privacy fencing.

30
31 **Mike Giddens** stated they have consulted with several fence contractors but have held off
32 under they know the rules of engagement. They would be willing to install a fence to block
33 the view from Highway 27.

34
35 **MOTION by Vice Chairman Giacalone, SECONDED by Commissioner Trujillo to**
36 **approve Item 3 Renovation to a Non-Conforming Structure 17628 N Highway 27.**

37
38 **AYE:** Trujillo, Henderson, Jackson, Flinn, Giacalone, McCoy, Smith

39
40 **NAY:** None

41
42 **MOTION PASSED: 7-0**

43
44 **Item 4: Resolution 2020-11 Conditional Use Permit Southern Breeze & Highway 27**
45

1 **Grant Watson** read the resolution by title and reminded staff they were under oath and
2 swore in other members of the audience wishing to speak on the item.

3
4 **Joyce Heffington** stated this this is an application for a Conditional Use Permit to put a car
5 wash on the corner of Southern Breeze Dr and Highway 27. It stated in the code, under B-
6 1 (Commerical) zoning, a car wash is not a regular use allowed by code, so a Conditionl
7 Use Permit is required. Indicated staff is not recommending approval. Listed some concerns
8 with the proposed project such as: there are houses close to this location and there may be
9 a lot of noise generated, there is a lot of traffic on Southern Breeze Dr. in the morning,
10 adding a car wash to this location would greatly increase the amount of traffic. Suggested if
11 the Commission does wish to recommend approval, they consider the conditions staff has
12 recommended such as dark sky lighting. hours of operation, they must use recycled water,
13 and vacuums cannot be paid for in order to be outdoor vending.

14
15 **Vice Mayor Serviss** stated she received a letter from a resident in Quail Valley who wanted
16 it to be shared at tonight's meeting. The residents name is Raymond Navarol. He wrote that
17 he has concerns with the amount of noise that would come from business due to the dryers.
18 Without major buffering this could negatively affect neighboring residents from enjoying
19 the use of their backyard and could depreciate the value of neighboring houses. Expressed
20 concern with the additional traffic that already feeds into light at intersection. Believes the
21 addition of another business will compound issue. Also mentioned the Quail Valley HOA
22 has been tending to the landscaping on this corner and has recently installed new
23 landscaping here, would the business allow said landscaping to remain.

24
25 **Laura Smith**, 226 Magellan Cir., stated Ray Navarol is the president of the HOA board and
26 has the same concerns he wrote about. She explained she is the vice president of the HOA
27 board. Spoke about the number of car washes in Clermont area and pointed out there is no
28 residential uses anywhere around them, they are typically buffered by other commercial
29 uses. Mentioned number of trips they expect in peak hour. Suggested this is not an
30 appropriate use this close to residential. There are no conditions that can be planed that will
31 make it not negatively affect the homeowners.

32
33 **Commissioner Giacalone** asked Laura Smith what the applicant was proposing their peak
34 trips per hour would be.

35
36 **Laura Smith** stated their site plan showed Saturday's peak hours would see 85 trips and
37 weekday's peak hour would see 40 trips.

38
39 **Christopher Blurton**, applicant, suggested the traffic estimate is an estimate based on
40 population and drive by traffic. They have tried to make this site as complimentary as they
41 could. They have moved the car wash as far away from the houses as possible. It is about
42 300 to 350' from closest house and the building is about 100 ft from unnamed road. They
43 have included landscaping, a retaining wall, and multiple landscape buffers. They plan 20'
44 of landscaping plus the retaining wall, then there would be another 300' to the residential
45 properties. Believe there is as much separation as possible. Indicated the car wash equipment
46 is enclosed. Agreed the dryers are loud but they are located at the front of car wash tunnel

1 which will face Highway 27, not the houses. Believes if you were behind the car wash when
2 it is in operation is very quiet even from rear of building and that at 300' away it would be
3 unmeasurable. The vacuums are also completely enclosed. However, they cannot change
4 the existing roads and suggested anything that is built here would create traffic. Believes a
5 car wash is a good fit for existing traffic conditions which would most likely be drive by
6 traffic. Indicated there would be no traffic stacked on the public roads.

7
8 **Commissioner McCoy** asked if a traffic study has been done.

9
10 **Christopher Blurton** stated one was not required so one was not done.

11
12 **Commissioner Smith** asked about the drainage and chemicals, would they be a risk to the
13 residents.

14
15 **Christopher Blurton** explained the site will have a water recycling system which is what
16 to also catch anything that runs into the trench drains, so any drippings is captured in that
17 system. The system reuses 90% of water the car wash uses.

18
19 **Commissioner Henderson** asked if they have performed a sound study.

20
21 **Christopher Blurton** stated he has been behind a car wash in the past and you cannot hear
22 anything. Once you go as far back as one of these residential properties you would not be
23 able to hear anything.

24
25 **Commissioner Henderson** asked about the retaining walls.

26
27 **Christopher Blurton** stated there will be two 5' retaining walls.

28
29 **Commissioner Henderson** asked what the applicant expects for traffic counts, not what the
30 national standards show.

31
32 **Christopher Blurton** estimated 20 cars per hour is the max that can go through the car
33 wash. On a Saturday peak hour 15 – 20 cars an hour is physically all they can wash.

34
35 **Commissioner Trujillo** stated he understands the residents' concerns. He is also concerned
36 with traffic congestion. Suggested things could be done to mitigate sound, but traffic is the
37 biggest concern.

38
39 **Christopher Blurton** suggested if the concern is at Southern Breeze Dr. and the unnamed
40 road they could possibly put up signage and a pork chop medium to tell people they can
41 only make a right turn to force them to take the route back to Highway 27.

42
43 **Vice Chairman Giacalone** expressed concern with the aesthetics of the back of the
44 building.

Christopher Blurton explained the tunnel is only tall enough for a car to fit through. The building is 23' tall and will have architectural elements, with faux windows, a metal roof, it will look like a nice commercial building.

Commissioner McCoy stated another location would be great because of the traffic concerns. Stated he has been at the intersection at a busy time and almost got hit at that intersection trying to go to Walgreens. Does not think it is a good place for a car wash.

Christopher Blurton stated any business would cause traffic at this location, some more than others.

Commissioner Smith expressed concern with noise as well though stated the project looks like a nice product and is welcome in Minneola, but this does not feel like the right location.

Christopher Blurton offered to do a sound study at a location in Clermont with a decibel meter.

Commissioner Giacalone suggested having a workshop to discuss this item further.

Joyce Heffington stated if a sound study is done it can be discussed at the next Planning and Zoning Commission meeting.

Commissioner Jackson mentioned traffic is a major concern, on top of investigating the sound, asked what can be done to convince us the traffic is not going to be as much of an issue as we expect.

Commissioner Trujillo a location along Hancock Rd would be more suitable.

Mayor Kelley suggested the city is back logged on workshops and this item needs to move forward. He would like the Commission to make a decision then it can be seen by City Council and they can present the sound study then.

MOTION by Commissioner Smith, SECONDED by Commissioner McCoy to deny Item 4 Resolution 2020-11 Conditional Use Permit Southern Breeze & Highway 27.

AYE: Trujillo, Henderson, Jackson, Flinn, Giacalone, McCoy, Smith

NAY: None

MOTION PASSED: 7-0

Chairwoman Flinn stated the next Council meeting is on October 6.

FINAL PUBLIC COMMENTS

No public comment.

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FINAL REPORTS

Vice Mayor Serviss extend invitation for Saturday September 19th at City Hall another food distribution. Marva Kelly contacted her to extend invitations for volunteers and spread the word so people in need of food to come out. The first distribution was phenomenal. The event starts at 10 am if you want to volunteer you should arrive at 9 am.

Joyce Heffington stated the next Commission meeting with be October 5th.


MOTION by Commissioner Giacaone, SECONDED by Commissioner McCoy to adjourn.

AYE: Trujillo, Henderson, Jackson, Flinn, Giacalone, McCoy, Smith

NAY: None

MOTION PASSED: 7-0

(Meeting adjourned at 7:41 P.M.)



Debbie Flinn, Chairwoman

ATTEST:



Kristine Thompson, Planning Technician