

Minneola Planning and Zoning Commission**Minutes****August 2, 2021 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 Vice-Mayor Pam Serviss, Commissioner Trujillo, Commissioner William McCoy, Grant Watson (City Attorney), Joyce Heffington (City Planner), Corey DeVogel (Planning Technician) and Kristine Thompson (Planning Technician).

Vice Chairman Jeff Henderson, Commissioner Leonard Jackson, Commissioner Daniel Smith 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 **Chairman Giacalone**.

AGENDA REVIEW

No comments.

Chairman Giacalone requested a motion to excuse Vice-Chairman Jeff Henderson, Commissioner Leonard Jackson and Commissioner Daniel Smith.

MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to excuse Vice-Chairman Henderson, Commissioner Jackson and Commissioner Smith.

AYE: Trujillo, Giacalone, McCoy

NAY: None

MOTION PASSED: 3-0

MINUTES

Grant Watson noted issues regarding the minutes for the July P&Z minutes.

Grant Watson stated Commissioner Jackson was missing from the list of those present and his vote was missing in the motion to adjourn.

Kristine Thompson replied that they have been corrected and included in tonight's package.

MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to approve the August 2, 2021 agenda as written.

AYE: Trujillo, Giacalone, McCoy

NAY: None

MOTION PASSED: 3-0

PUBLIC COMMENTS

No comments.

DISCUSSION ITEMS

Item 1: Ordinance 2021-10 Property Rights

Grant Watson read the ordinance by title.

Commissioner McCoy: Asked who the property rights apply to.

Grant Watson: Based upon stated language, it includes more detailed consideration of private property rights within comprehensive plans.

Chairman Giacalone: Asked staff for input.

Joyce Heffington: Staff recommended approval and would not be allowed to do any further annexations until this is passed.

MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to approve Ordinance 2021-10 Property Rights.

AYE: Trujillo, Giacalone, McCoy

NAY: None

MOTION PASSED: 3-0

Item 2: Ordinance 2021-12 Liquor Stores

Grant Watson read the ordinance by title.

1 **Joyce Heffington** reiterates the lack of detail in code regarding the sale of alcohol within
2 the city. Follows up that staff would like to change approval from 300 feet to 400 feet
3 distance.

4
5 **Vice-Mayor Serviss** asked whether the new ordinance would apply to restaurants that sell
6 alcohol or liquor stores only.

7
8 **Ragnesh Patel (Public Comment)** Owner of barbeque restraint and liquor store, detailed
9 alcohol sale permit. Went through process and signed to sell alcohol at restaurant.
10 Maintains full alcohol license.

11
12 **Chairman Giacalone** asked Mark Johnson for input.

13
14 **Vice-Mayor Pam Serviss** mentioned attorney's office possibly making it more
15 presentable as part of the code. Also said that city needed to move forward with process
16 instead of tabling it.

17
18 **Mark Johnson** said there is a sense of urgency and would differ to Grant on potentially
19 placing a temporary moratorium on liquor stores until sorted out

20
21 **Joyce Heffington and Grant Watson** stated that the ordinance will apply to all
22 establishments selling alcohol.

23
24 **Chairman Giacalone** asked about making exceptions that would make it possible for
25 establishments that aren't solely focused on the selling of alcohol to not be affected.

26
27 **MOTION by Commissioner McCoy to approve Ordinance 2021-12 Liquor Stores.** With
28 request to increase the distances between establishments from 300 to 400 and that would
29 require a special exception process within the b-1 district. Also, to keep distance from
30 schools 400 ft.

31
32 **Grant Watson:** Clarify 400 ft if certain business were excepted from the 400 ft. or is it
33 only applying to churches and schools.

34 **Joyce Heffington:** Want to apply the 400 ft to anyone selling alcohol or off premises
35 consumption

36 **Grant Watson:** Or want the measurements only to churches and schools and not as to
37 similar establishments

38 **Commissioner McCoy:** Keep 400 ft from churches and schools and special exception
39 process for anyone selling alcohol.

40
41 **SECONDED by Commissioner Trujillo**

42
43 **AYE:** Trujillo, Giacalone, McCoy
44

1 NAY: None

2

3 MOTION PASSED: 3-0

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5 **Item 3: Ordinance 2021-13 Monument Signs**

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7 Grant Watson read the ordinance by title.

8

9 Joyce Heffington states that it would have consistent clean look for new establishments.

10

11 MOTION by Commissioner Trujillo, SECONDED by Chairman Giacalone to
12 approve Ordinance 2021-13 Monument Signs.

13

14 AYE: Trujillo, Giacalone, McCoy

15

16 NAY: None

17

18 MOTION PASSED: 3-0

19

20 **Item 4: Ordinance 2021-14 Excessive Growth**

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22 Grant Watson read the ordinance by title.

23

24 Oscar Trujillo asks if this will over-burden code enforcement.

25

26 Ramon Flores responds saying that it will not because it will be the property owner's
27 responsibility and they will have to maintain the right of way.

28

29 MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to
30 approve Ordinance 2021-14 Excessive Growth.

31

32 AYE: Trujillo, Giacalone, McCoy

33

34 NAY: None

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36 MOTION PASSED: 3-0

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38 **FINAL PUBLIC COMMENTS**

39

40 No public comment.

41

42 **FINAL REPORTS**

43

44 Joyce Heffington stated that the next Planning and Zoning Commission meeting will be
45 on September 13th due to Labor Day.

46

Chairman Giacalone asks if anything lined up for next P & Z Meeting

Joyce Heffington brings up developer that is hoping to have a special early P&Z meeting on the 30th of August with hopes to begin construction in Hills Crossing on the 1st of October.

All three members request a weeks' notice.

MOTION TO ADJURN

Called by Chairman Giacalone. Seconded by Commissioner Trujillo to adjurn.

AYE: Trujillo, Giacalone, McCoy

NAY: None

MOTION PASSED: 3-0

(Meeting adjourned at 7:38 P.M.)



Paul Giacalone, Chairman

ATTEST:



Corey DeVogel, Planning Technician