

**Minneola Planning and Zoning Commission  
Minutes  
December 5, 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 Vice-Chairman Jeff Henderson, Commissioner William McCoy, Councilor Joseph Saunders (Council Liaison), Grant Watson (City Attorney) Tim McClendon (City Planner) Nathan Focht (P&Z Commission Alternate Member Appointee).

Commissioner Oscar Trujillo was not initially present.

**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 William McCoy**.

**AGENDA REVIEW**

No Comments.

**MOTION by Commissioner McCoy, SECONDED by Vice Chairman Henderson to approve the December 2022 P&Z Meeting Agenda.**

**AYE:** McCoy, Giacalone, Henderson, Jackson

**NAY:** None

**MOTION PASSED: 4-0**

**PUBLIC COMMENTS**

**Chairman Giacalone** called for public comment.

**Monica Luna** spoke to the Commission board regarding changing city ordinance for keeping chickens in residential backyards.

**MINUTES**

No comments.

**MOTION by Commissioner McCoy, SECONDED by Vice Chairman Henderson to approve the November 7<sup>th</sup> Planning & Zoning Commission Meeting minutes.**

**AYE:** McCoy, Giacalone, Henderson, Jackson

**NAY:** None

**MOTION PASSED: 4-0**

### **DISCUSSION ITEMS**

#### **Discussion Item 1: New Alternate Member Discussion: Designate Nate Focht As An Alternate Member To The Planning And Zoning Commission.**

**Grant Watson** described placement on the P&Z board as it pertains within city code. He then followed up that Discussion Item 1 is to formalize and administer the oath for Nathan Focht. He then called Nathan Focht forward and swore him in.

#### **Item 1: Preliminary Subdivision Plat Sugarloaf Ridge Consider The Proposed Preliminary Subdivision Plat For Sugarloaf Ridge Consisting Of 487 Lots on ~234.20 Acres.**

**Grant Watson** swore in all that were going to speak.

**Tim McClendon** provided information and history regarding the Sugarloaf PSP along with the Lake County School Concurrency Exemption due the development pre-dating the school program.

**Major Stacey (Project Engineer)** approached the podium to address questions and concerns.

**Matt Cuarta (Richland Developers)** approached the podium to address questions and concerns. He then provided a slideshow detailing the project plans and providing a historical timeline of the project between the early 90s, up to the point of the approved PUD in 2016.

**Major Stacey** detailed that the developer of Sugarloaf constructed so that the water treatment plant would serve all of the potable water on the east side of the turnpike, stating that there had been some up-front utility work.

**Matt Cuarta** described the future extension of Hancock Rd. into Sugarloaf.

**Vice Chairman Henderson** asked what the setbacks between houses would be.

**Matt Cuarta** responded that houses would have a 7.5' setback so 15' between houses, and 25' from the street.

**Alternate Commissioner Nathan Focht** inquired about the proposed crash gate and utility service.

**Major Stacey** confirmed that it would only be emergency access with no public access in the future.

**Alternate Commissioner Nathan Focht** asked about the southwest section marked 3.5 for future development.

**Matt Cuarta** confirmed that section 3.5 is to be Mixed Use-Residential.

**Alternate Commissioner Nathan Focht** complimented the use of a green space buffer and asked if it would be natural vegetation or mowed grass.

**Matt Cuarta** responded that there would be natural Florida vegetation due to grading.

**Alternate Commissioner Nathan Focht** inquired about the houses that would be in a F.E.M.A. flood-zone expressing concern for flooding hazards in the future.

**Matt Cuarta** replied that they will be doing a LOMAR to raise it out of the flood-zone into flood-zone A instead of X.

**Alternate Commissioner Nathan Focht** inquired if the lift station on page 18 would be above the flood zone.

**Major Stacy** confirmed that the lift station would be out of the flood-zone.

**Alternate Commissioner Nathan Focht** expressed concerns with firetrucks being able to turn around within the neighborhood.

**Major Stacy** replied that there will be no parking on the sides that hydrants are on.

**Alternate Commissioner Nathan Focht** inquired about the future amenities section of the site plan (3.3), asking what is planned for it.

**Matt Cuarta** replied that they did not have any specific plans at this time.

**Commissioner McCoy** inquired about the number of egresses.

**Major Stacy** responded stating that there would be three in total, and a temporary cul-de-sac would be built for emergency vehicles until all three accesses were created in order to allow firetruck mobility.

**Alternate Commissioner Nathan Focht** asked what the general completion timeframe would be.

**Matt Cuarta** responded that it is unknown due to economic uncertainty.



**Chairman Giacalone** called for public comment.

**Matt Young (Richland Communities)** asked that he be allowed to respond to any public comments regarding Item 1.

**Chairman Giacalone** replied that he could.

**Stephen Porteus** expressed concern regarding wetland mitigation.

**Danielle Pattinger** expressed concern for school concurrency and having enough space within schools.

**Katie Hayes** expressed concern regarding traffic and putting more thought into wetland protection.

A discussion regarding the proposed roundabout ensued.

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

**Jennifer Reed** asked for trees and vegetation that is native to Sugarloaf Mountain.

**MOTION by Vice Chairman Henderson, SECONDED by Commissioner Trujillo to approve Item 1: Preliminary Subdivision Plat Sugarloaf Ridge with the stipulation that the access road be stabilized to hold 43 tons for emergency vehicles.**

**AYE:** McCoy, Giacalone, Henderson, Jackson, Trujillo

**NAY:** None

**MOTION PASSED: 5-0**

**Discussion Item 2: Minneola Town Center Discussion and Direction Regarding The Hills Of Minneola Town Center (POD 17)**

**Tim McClendon** stated the definition of a town center defined from the Hills Developer Agreement.

**Pat Tyjeski (SME)** provided a slide show for the Commission Board and public detailing and discussing town centers.

A General discussion regarding what would be desired in a town center ensued. (Reference audio for full comments regarding town center.)

Discussion Item 2 did not require a vote.

**FINAL PUBLIC COMMENTS**

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

No Comments

**FINAL REPORTS**

**Councilor Saunders** spoke about the upcoming Christmas Parade on December 10<sup>th</sup>.

**Grant Watson** spoke about the Sunshine law along with other public records and records request info.

**MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to adjourn.**

**AYE:** McCoy, Trujillo, Giacalone, Henderson, Jackson

**NAY:** None

**MOTION PASSED: 5-0**

*(Meeting adjourned at 8:41 P.M.)*



Paul Giacalone, Chairman

**ATTEST:**



Corey DeVogel, Planning Technician