

**Minneola Planning & Zoning Commission
Minutes
February 6, 2023 at 6:30 PM
Minneola City Hall**

The City of Minneola Planning & Zoning Commission was called to order by Chairman Paul Giacalone. Also present were Commissioner Leonard Jackson, Commissioner Oscar Trujillo, Commissioner William McCoy, Alternate Commissioner Nathan Focht, Councilor Pam Serviss (Council Liaison), Mark Johnson (City Manager), Ramon Flores (Senior Code Enforcement Officer) Grant Watson (City Attorney), Tim McClendon (City Planner), and Corey DeVogel (Planning Technician).

Vice-Chairman Jeff Henderson was absent.

CALL TO ORDER

Chairman Paul Giacalone called the meeting to order.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by **Commissioner William McCoy**.

Alternate Commissioner Focht sat in for Vice-Chairman Henderson.

MOTION by Commissioner McCoy, SECONDED by Commissioner Jackson to excuse Vice-Chairman Henderson from the February 6, 2023 Planning & Zoning Commission meeting.

AYE: McCoy, Giacalone, Jackson, Focht, Trujillo

NAY: None

MOTION PASSED: 5-0

AGENDA REVIEW

There were no changes to the agenda.

PUBLIC COMMENTS

Chairman Paul Giacalone called for public comment.

There were no comments.

MINUTES

MOTION by Alternate Commissioner Focht, SECONDED by Commissioner McCoy to approve the January 9, 2023 minutes.

AYE: McCoy, Giacalone, Jackson, Focht, Trujillo

NAY: None

MOTION PASSED: 5-0

Item 1: Backyard Chicken Discussion

Tim McClendon spoke about the backyard chicken program along with a Winter Garden chicken code example provided by resident Monica Luna. He also noted that there is only one permit in the city for backyard chickens.

Monica Luna, resident, spoke in support of allowing backyard chickens.

A discussion regarding chickens and receiving consensus from neighbors regarding chickens ensued.

Commissioner McCoy asked how code enforcement addresses complaints relating to chickens.

Ramon Flores suggested each case is considered as complaints are received.

Alternate Commissioner Focht suggested implementing a one-year pilot program in which there could be 4 or 5 applications for smaller lot sizes without changing the code to test the success of the program.

Grant Watson indicated he would look into the possibility of this and would let the commission know at the next meeting.

Ramon Flores noted that it would be difficult as it would cause confusion with two different regulations being implemented simultaneously.

Chairman Giacalone called for public comment.

There were no comments.

Commissioner Trujillo noted that due to rising prices, he would not be opposed to it, but would like to know how to better implement it.

Chairman Giacalone noted that he liked the idea of a pilot program.

87 **Alternate Commissioner Focht** suggested the ordinance would need both neighbor approval and
88 landowner approval. He also recommended tabling the item, until more information is received
89 from the attorney's office.
90

91 **MOTION by Alternate Commissioner Focht, SECONDED by Commissioner McCoy to table**
92 **Item 1: Backyard Chicken Discussion to the next meeting, awaiting further information from**
93 **the attorney's office.**
94

95 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo
96

97 **NAY:** None
98

99 **MOTION PASSED: 5-0**
100

101 **Item 2: Ordinance 2023-09 Minneola Library Comprehensive Plan Amendment**
102

103 **Tim McClendon** requested that items 2, 3, and 4 be discussed together and voted on separately
104 since it would be for the same project.
105

106 **MOTION by Commissioner Trujillo, SECONDED by Alternate Commissioner Focht to**
107 **approve Item 2: Minneola Library Comprehensive Plan Amendment, approving the**
108 **ordinance as proposed.**
109

110 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo
111

112 **NAY:** None
113

114 **MOTION PASSED: 5-0**
115

116 **Item 3: Ordinance 2023-08 Minneola Library Rezoning**
117

118 **MOTION by Commissioner Trujillo, SECONDED by Alternate Commissioner Focht to**
119 **approve Item 3: Minneola Library Rezoning, as proposed.**
120

121 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo
122

123 **NAY:** None
124

125 **MOTION PASSED: 5-0**
126

127 **Item 4: Library Lot Aggregate**
128

129 **MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve**
130 **Item 4: Library Lot Aggregate as proposed.**
131

132 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo

133 **NAY:** None

134
135 **MOTION PASSED: 5-0**

136
137 **Item 5: Vista Hills Apartments Site Plan**

138
139 **Tim McClendon** requested that items 5 and 6 be discussed together since they both pertain to the
140 Vista Hills Apartments Site Plan on the PUD property east of the Minneola Hills Apartments. He
141 also noted that per staff review, all building and code requirements have been met.

142
143 **Commissioner McCoy** inquired as to whether or not Fosgate Road would be extended.

144
145 **Commissioner Trujillo** suggested he supported the project but expressed concern with added
146 traffic.

147
148 **Chairman Giacalone** called for public comment.

149
150 There were no comments.

151
152 **Tara Tedrow**, applicant representative, noted that a traffic study had found that peak traffic hours
153 would not overlap much with the school timing.

154
155 **Alternate Commissioner Focht** inquired about the location of the retention area.

156
157 **Dustin Brickman**, project engineer, indicated the retention area is at the lowest graded area of the
158 property.

159
160 **Chairman Giacalone** asked if Fosgate Road was owned by Lake County School Board (LCSB).

161
162 **Tara Tedrow** confirmed that it is part of the LCSB's property.

163
164 **MOTION by Alternate Commissioner Focht, SECONDED by Commissioner McCoy to**
165 **approve Item 5: Vista Hills Apartments Site Plan with staff recommendations.**

166
167 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo

168
169 **NAY:**

170
171 **MOTION PASSED: 5-0**

172
173 **Item 6: Vista Hills Apartments Minor Lot Split/Aggregation**

174
175 **MOTION by Commissioner Jackson, SECONDED by Alternate Commissioner Focht to**
176 **approve Item 6: Vista Hills Apartments Minor Lot Split/Aggregation with staff**
177 **recommendations.**

178 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo

179
180 **NAY:**

181
182 **MOTION PASSED: 5-0**

183
184 **Item 7: Ordinance 2023-10 Main Avenue Redevelopment District Design Standards**

185
186 **Tim McClendon** suggested this ordinance is amends to the design standards for the Main Avenue
187 Redevelopment District relating to building color it matches the amendment previously made to
188 the B-1 Commercial design standards.

189
190 **Chairman Giacalone** called for public comment.

191
192 There were no comments.

193
194 **MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve**
195 **Item 7: Minneola Library Rezoning as presented.**

196
197 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo

198
199 **NAY:**

200
201 **MOTION PASSED: 5-0**

202
203 **Item 8: Ordinance 2023-06 B-1 Special Exception Uses**

204
205 **Tim McClendon** stated the proposed ordinance would require mattress and tobacco stores be
206 considered as a special exception within B-1 zoning.

207
208 **Alternate Commissioner Focht** expressed concern with the ordinance.

209
210 **MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to postpone**
211 **Item 8: Ordinance 2023-06 B-1 Special Exception Uses for further discussion at the March**
212 **6, 2023, Planning & Zoning Commission meeting.**

213
214 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo

215
216 **NAY:** None

217
218 **MOTION PASSED: 5-0**

219
220 **Item 9: Condev Storage Facility Site Plan**

221
222 **Tim McClendon** spoke about the Condev Site Plan and indicated this parcel is located behind the
223 Publix on North Hancock Road.

224 **Grant Watson** suggested there was discussion in the past regarding the storage facilities Floor
225 Area Ratio (FAR).
226

227 **Andy Gardner**, Condev representative, confirmed that there would not be RV parking, all storage
228 would be indoor, and there would be onsite management with a designated office manager space.
229 **Commissioner Trujillo** inquired about the building size and general location along with how close
230 it would be to the surrounding neighborhoods. He expressed concern regarding the building's
231 windows.
232

233 **Rick Ortiz**, Civil Engineer with Poulos & Bennet, noted that there would not be enough space to
234 park large vehicles and there would be no eventuality of that happening.
235

236 **MOTION by Alternate Commissioner Focht, SECONDED by Commissioner McCoy to**
237 **approve Item 9: Condev Storage Facility Site Plan with staff recommendations.**
238

239 **AYE:** McCoy, Giacalone, Jackson, Focht, Trujillo
240

241 **NAY:** None
242

243 **MOTION PASSED: 5-0**
244

245 **Item 10: Ordinance 2023-01 Side Yard Design Standards**
246

247 **Tim McClendon** stated item is a continuation of a previous discussion regarding limiting uses
248 within side yards. He explained this ordinance was introduced for clarification purposes, due to
249 current code around it being very vague. He noted the issue was coming from yards with 5-foot
250 side setbacks, possibly causing issues with AC units being installed close together.
251

252 **Commissioner McCoy** expressed concern with restricting the installation of air conditioning units
253 to the back yard.
254

255 **Commissioner Trujillo** also expressed concern with this restriction.
256

257 **Chairman Giacalone** agreed and suggested rewriting the ordinance to require builders to create
258 20' easements.
259

260 **Commissioner Trujillo** suggested builders should consider the AC units location planning the
261 home sites.
262

263 **Alternate Commissioner Focht** inquired about replacing AC units in the same location if they
264 are already on the side.
265

266 **Tim McClendon** replied that it would only apply to future homes.
267

268 **Alternate Commissioner Focht** inquired if there was a way to change the code instead to require
269 a four-foot clear path from front to back of the property.

Tim McClendon replied that they could rework it but they would not be opposed to a table, but not to bring it back next month.

MOTION by Alternate Commissioner Focht, SECONDED by Commissioner Trujillo to postpone Item 10: Ordinance 2023-01 Side Yard Design Standards for staff to rework the wording per comments.

AYE: McCoy, Giacalone, Jackson, Focht, Trujillo

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

Chairman Giacalone called for final public comments.

There were no comments.

FINAL REPORTS

Councilor Serviss did not have any reports.

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

AYE: McCoy, Focht, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 7:57 P.M.)



Paul Giacalone, Chairman

ATTEST:



Corey DeVogel, Planning Technician