

**Minneola Planning and Zoning Commission
Minutes**

July 12, 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 Commissioner Trujillo, Commissioner Leonard Jackson, Commissioner William McCoy, Commissioner Daniel Smith, Grant Watson (City Attorney), Joyce Heffington (City Planner), Corey DeVogel (Planning Technician), and Kristine Thompson (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

A moment of silence was observed, and the Pledge of Allegiance was led by Chairman Paul Giacalone.

AGENDA REVIEW

No comments.

Chairman Giacalone requested a motion to excuse Vice Chairman Henderson.

MOTION by Commissioner Smith, SECONDED by Commissioner Trujillo to excuse Vice Chairman Henderson.

AYE: Trujillo, Jackson, Giacalone, McCoy, Smith

NAY: None

MOTION PASSED: 5-0

MINUTES

MOTION by Commissioner Smith, SECONDED by Commissioner Trujillo to approve the June 7, 2021 as written.

AYE: Trujillo, Jackson, Giacalone, McCoy, Smith

NAY: None

1 **MOTION PASSED: 5-0**

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PUBLIC COMMENTS

4

5 No comments.

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DISCUSSION ITEMS

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Item 1: Resolution 2021-08 Mini-Storage Parking Variance

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

12

13 **Joyce Heffington** explained this is property is north of the Publix on Hancock Rd., where
14 they are requesting to construct storage units. They have submitted studies and regulations
15 from other jurisdictions showing this type of use needs less parking spaces than what the
16 code requires. Stated staff believes this is the best use for the property and has no
17 objections.

18

19 **Andy Gardner** was present representing the item.

20

21 **Joyce Heffington** explained even if this variance is approved, they will still need to go
22 through the site plan process.

23

24 **Chairman Giacalone** asked if this building would look like the one on Highway 50 in
25 Clermont, near County Road 455.

26

27 **Andy Gardner** explained the design would mimic the Publix building.

28

29 **Chairman Giacalone** noted Lake County did not give approval to turn in from Hancock
30 Rd.

31

32 **Andy Gardner** explained they are enlarging the entry and will divide the entry to have
33 two access points like a boulevard.

34

35 **Commissioner Trujillo** asked if the site is north on Hancock Rd, after the Publix.

36

37 **Andy Gardner** explained it is off Citrus Grove Rd. behind the Publix, as the road curves.

38

39 **Oscar Trujillo** asked if they plan to have boat and trailer storage.

40

41 **Andy Gardner** stated they will not have any outdoor storage.

42

43 **Commissioner Smith** stated he appreciates the project will match the neighboring Publix.

44

45 Discussion followed the city's parking code requirements.

46

1 **Joyce Heffington** explained again the plan is just a conceptual plan and they will still
2 need to request Site Plan approval.

3
4 **MOTION by Commissioner Trujillo, SECONDED by Commissioner Smith to**
5 **approve Resolution 2021-08 Mini-Storage Parking Variance.**

6
7 **AYE:** Trujillo, Jackson, Giacalone, McCoy, Smith

8
9 **NAY:** None

10
11 **MOTION PASSED: 5-0**

12
13 **Joyce Heffington** stated this item would be seen by City Council on August 3.

14
15 **Item 2: Holden Ridge Amenity Site Plan**

16
17 **Grant Watson** read item by title. Reminds staff they are under oath and swore in
18 members of audience wishing to speak on item.

19
20 **Joyce Heffington** explained this site plan is for the pool and cabana at the Holden Ridge
21 townhomes. Staff recommends approval.

22
23 **Commissioner Trujillo** asked if the Commission had seen this item previously. He
24 believed in the original plan they were not going to have a pool, but the commission had
25 requested it.

26
27 **Grant Watson** swore in Gary Webster, developer.

28
29 **Commissioner Smith** asked where the mentioned gates are located.

30
31 **Gary Webster** explained this development is gated, they will be at the entrance.

32
33 **Joyce Heffington** explained they will be installing the gates when they construct the pool.

34
35 **MOTION by Commissioner Jackson, SECONDED by Commissioner Trujillo to**
36 **approve Holden Ridge Amenity Site Plan**

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

39
40 **NAY:** None

41
42 **MOTION PASSED: 5-0**

43
44 **Joyce Heffington** stated this item would be seen by City Council on August 3.

45
46 **FINAL PUBLIC COMMENTS**

1
2 No public comment.

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4 **FINAL REPORTS**

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6 **Joyce Heffington** informed the commission they will review ordinances regarding tree
7 trimming, liquor stores, and monument signs.

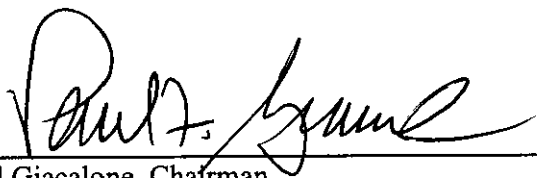
8
9 **MOTION by Commissioner Trujillo, SECONDED by Commissioner Jackson to**
10 **adjourn.**

11
12 **AYE:** Trujillo, Jackson, Giacalone, McCoy, Smith

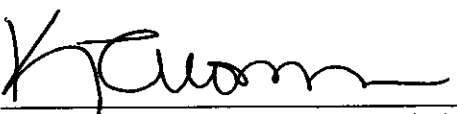
13
14 **NAY:** None

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16 **MOTION PASSED: 5-0**

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18 *(Meeting adjourned at 8:20 P.M.)*

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24 Paul Giacalone, Chairman

25
26 **ATTEST:**

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31
32 Kristine Thompson, Planning Technician