

**Minneola Planning and Zoning Commission****Minutes****March 1, 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 Chairman Henderson, Commissioner Oscar Trujillo, Commissioner Leonard Jackson, Commissioner William McCoy, Commissioner Daniel Smith, Grant Watson (City Attorney), Joyce Heffington (City Planner), and Kristine Thompson (Planning Technician).

**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 Vice Chairman Henderson.

**AGENDA REVIEW**

No comments.

**PUBLIC COMMENTS**

No comments.

**MINUTES**

Grant Watson stated the minutes needed to reflect that the applicants for Auto Zone were sworn in at the beginning of the meeting.

**MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to approve the minutes from February 1, 2021 with the attorney's changes.**

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

**NAY:** None

**MOTION PASSED: 6-0**

**DISCUSSION ITEMS****Item 1: Karst Lot Split**

1 Grant swore in staff and members of the audience who wish to speak on the item.

2  
3 Joyce Heffington explained this is for a lot split for the property which a portion is to be  
4 Auto Zone. Staff recommends approval on the condition they get in everything they need.  
5 Their surveyor is running behind and they need to submit a signed and sealed survey.

6  
7 **MOTION by Commissioner Jackson, SECONDED by Commissioner Trujillo to**  
8 **approve the lot split with staff recommendations.**

9  
10 **AYE:** Trujillo, Henderson, Jackson, Giacalone, McCoy, Smith

11  
12 **NAY:** None

13  
14 **MOTION PASSED: 6-0**

15  
16 **Item 2: Resolution 2020-23 Pinecrest Academy Variance**

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18 **Grant Watson** reminded staff they were under oath.

19  
20 **Joyce Heffington** explained Pinecrest Academy is expanding to add a middle school. It  
21 will be an extension of the building that is there, not a separate building. They are  
22 requesting a variance to allow the roof to match the existing building. The parapets will be  
23 tall enough to hide any equipment.

24  
25 **MOTION by Commissioner Trujillo, SECONDED by Commissioner Smith to**  
26 **approve Resolution 2020-23 as written.**

27  
28 **AYE:** Trujillo, Henderson, Jackson, Giacalone, McCoy, Smith

29  
30 **NAY:** None

31  
32 **MOTION PASSED: 6-0**

33  
34 **Item 3: Pinecrest Academy Site Plan**

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36 **Joyce Heffington** explained this is a site plan for the expansion at Pinecrest Academy. Staff  
37 recommends approval with the follow conditions: an agreement to add on a right turn lane  
38 on to the campus from Hancock Rd., they would have until December to do this, the current  
39 trees on site have died and will need to be replaced, the city engineer needs to review and  
40 approve their revised traffic study, they will need to obtain a turtle permit before  
41 construction, the Fire Department's comments needs to be addressed, and they need to  
42 obtain a Right-of-Way permit for the driveway.

43  
44 **Grant Watson** swore in Chuck Hyiatt.

45  
46 **Chuck Hyiatt** stated they support staff's decision and accepts the conditions.

1  
2 **Commissioner Trujillo** asked if they are making any road improvements when heading  
3 north on Hancock Rd.

4  
5 **Chuck Hyiatt** indicated it is not being discussed to have improvements for this addition to  
6 the school.

7  
8 **Joyce Heffington** explained they have added stacking internally and have agreed to open  
9 the gates so there isn't a backup on Hancock Rd.

10  
11 **Commissioner Henderson** asked if stacking and open gates will be on going solution.

12  
13 **Chuck Hyiatt** confirmed it was.

14  
15 **Joyce Heffington** suggested the Commission had the option to make that a condition of  
16 approval.

17  
18 **Ramon Flores** stated if they made it a condition of approval, he would be able to enforce  
19 it.

20  
21 **Chuck Hyiatt** explained the stacking on site and stated South Ave will remain closed.

22  
23 **Commissioner McCoy** asked for a student count.

24  
25 **Chuck Hyiatt** stated they will be from 750 students to 1,250 students.

26  
27 **Commissioner Smith** inquired about the two gates shown on the site plan.

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29 **Chuck Hyiatt** explained one is for emergency access.

30  
31 **Commissioner Smith** asked if the color scheme and roof line will match the existing  
32 building.

33  
34 **Chuck Hyiatt** explained they are trying to be consistent, so everything matches.

35  
36 Discussion follow regarding traffic concerns.

37  
38 **MOTION by Commissioner Smith, SECONDED by Commissioner Trujillo to**  
39 **approve Pinecrest Academy Site Plan.**

40  
41 **AYE:** Trujillo, Henderson, Jackson, Giacalone, McCoy, Smith

42  
43 **NAY:** None

44  
45 **MOTION PASSED: 6-0**  
46

**Item 4: Chicken Discussion**

**Joyce Heffington** stated the Commission previously had a discussion regarding what the code allows for chickens. City Council has asked for the commission to recommend changes, if changes are needed.

**Commissioner Trujillo** suggested changing the code to one acre lots and no closer than 25 ft from any neighbor.

**Commissioner Smith** suggested changing the code to half acre lots. Discussed pen sizes, limit on permit, and annual permit.

**Monica Luna** stated lots in Minneola are smaller than 1 acre.

**Commissioner Henderson** agrees with one acre and 25 ft setbacks.

**Ramon Flores** recommended setting setback from property line not another structure.

**Commissioner Smith** suggested the city could use the City of Winter Garden's chicken code and make tweaks.

**Grant Watson** stated we should start with our current code and make changes.

**Commissioner Smith** discussed acreage requirements. Suggested changing the code to allow half acre or one acre lots. Add a 25 ft setback. Include violations requirements and permits annual renewals.

**Commissioner Trujillo** suggested our code is ok as written, just size of property needs to change.

**Commissioner Jackson** is concerned there is not enough evidence that the city supports this change. Expressed worried about potential backlash.

**Wally Szwarko** resident on Main Ave stated he is against chickens.

**Vice Mayor Serviss** read an email she received from Mr. Szwarko. Also stated that Quail Valley residents were at the council meeting. Stated some people indicated they had neighbors who had chickens which brought rodents.

**Commissioner McCoy** stated he does not any changes to the code.

**Commissioner Giacalone** stated he would want to keep the code as it is currently written. If changes are made, he wouldn't go as low as a half an acre

**MOTION by Commissioner Smith, SECONDED by Commissioner Henderson to recommend allowing only 20 permits per year, minimum coop size per chicken should**

1 be 7.5 square feet, coop be no closer than 25 feet from property line, and lot size must  
2 be at least 1 acre.

3  
4 AYE: Smith, Henderson, Trujillo

5  
6 NAY: Jackson, Giacalone, McCoy

7  
8 MOTION FAILED: 3-3

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10 FINAL PUBLIC COMMENTS

11  
12 No public comment.

13  
14 FINAL REPORTS

15  
16 No reports.

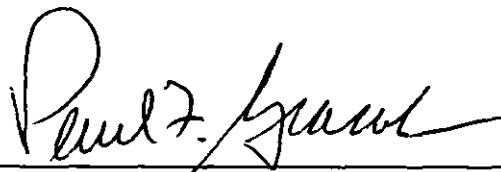
17  
18 MOTION by Commissioner Henderson, SECONDED by Commissioner Trujillo to  
19 adjourn.

20  
21 AYE: Trujillo, Henderson, Jackson, Giacalone, McCoy, Smith

22  
23 NAY: None

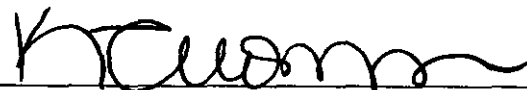
24  
25 MOTION PASSED: 6-0

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27 (Meeting adjourned at 8:24 P.M.)

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33 Paul Giacalone, Chairman

34  
35 ATTEST:

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41 Kristine Thompson, Planning Technician