

**Minneola Planning and Zoning
Commission
Minutes
May 6, 2019 at 7:00 PM
Minneola City Hall**

The City of Minneola Council Meeting was called to order by Chairwoman Debbie Flinn. Also present were Vice Chairman Paul Giacalone, Commissioner Oscar Trujillo, Commissioner William McCoy, Commissioner David Yeager, Grant Watson (City Attorney), Joyce Heffington (City Planner), Kristine Thompson (Administrative Assistant).

CALL TO ORDER

Chairwoman Flinn 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 Paul Giacalone**.

Chairwoman Flinn stated Daniel Smith will be taking place of Commissioner Henderson who will be absent as well as Commissioner Jackson.

MOTION by Commissioner McCoy, SECONDED by Commissioner Giacalone, to excuse Commissioner Henderson and Commissioner Jackson.

AYE: Trujillo, Smith, Flinn, Giacalone, McCoy, Yeager

NAY: None

MOTION PASSED: 6-0

AGENDA REVIEW

Chairwoman Flinn stated the Commission will be tabling Item 3, Ordinance 2019-04 Hills of Minneola Development Agreement Amendment, to the first Monday of June, which is June 3 2019.

MOTION by Commissioner Yeager, SECONDED by Commissioner McCoy, to excuse Commissioner Henderson and Commissioner Jackson.

AYE: Trujillo, Smith, Flinn, Giacalone, McCoy, Yeager

NAY: None

MOTION PASSED: 6-0

48 **PUBLIC COMMENTS**

49
50 No public comment.

51
52 **MINUTES**

53
54 **MOTION by Commissioner Smith, SECONDED by Commissioner Trujillo, to**
55 **approve April 1, 2019 Planning and Zoning Commission meeting minutes.**

56
57 **AYE:** Trujillo, Smith, Flinn, Giacalone, McCoy, Yeager

58
59 **NAY:** None

60
61 **MOTION PASSED: 6-0**

62
63 **DISCUSSION ITEMS**

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65 **Item 1: Resolution 2019-11 Variance 1892 Bonser Rd Finished Floor Elevation**

66
67 **Grant Watson** read the resolution by title only.

68
69 **Grant Watson** swore in staff, representatives, and any other wishing to speak on the item.

70
71 **Joyce Heffington** explained this variance is for a house in Ardmore Reserve. The finished
72 floor elevation is .91 ft. above the allowed .2 ft. variance.

73
74 **Commissioner Yeager** confirmed this should be the last variance because there have been
75 processes put in place to prevent this in the future.

76
77 **Colby Franks**, representative with Hanover Family Builders, provided a handout showing
78 the street view of the house and apologizes this issue was missed when they requested the
79 previous variances.

80
81 **Colby Franks** explained the setbacks and neighboring lot elevations required them to raise
82 the house to get proper drainage. Nothing has been done on house since the problem was
83 noticed and a stop work order was issued.

84
85 **Matt Johnson**, with Hanover Family Builders, is also present.

86
87 **Commissioner Smith** asked when the slab was poured.

88
89 **Colby Franks** stated it was poured in early February.

90
91 **MOTION by Commissioner Yeager, SECONDED by Commissioner Trujillo, to**
92 **approve Resolution 2019-11 Variance 1892 Bonser Rd Finished Floor Elevation.**

93
94 **AYE:** Trujillo, Flinn, Giacalone, McCoy, Yeager

95

96 **NAY:** Smith

97

98 **MOTION PASSED: 5-1**

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100 **Item 2: Ordinance 2019-02 Cosmetic Tattooing**

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102 **Grant Watson** read ordinance by title.

103

104 **Joyce Heffington** stated the ordinance has been revised to also allow cosmetic tattooing in
105 regular tattoo establishments.

106

107 **Commissioner Trujillo** believes the definition of cosmetic tattooing in this version is better
108 defined.

109

110 No public comment.

111

112 **MOTION by Commissioner McCoy, SECONDED by Commissioner Smith, to**
113 **approve Ordinance 2019-02 Cosmetic Tattooing.**

114

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

116

117 **NAY:** None

118

119 **MOTION PASSED: 6-0**

120

121 **Item 4: Setbacks for Screen Enclosures Discussion**

122

123 **Joyce Heffington** stated council has asked that the commission discuss if the ordinance
124 should be changed regarding the recent code amendment stating nothing can be
125 constructed past the setback line. There has been some concern from residents who want
126 to build a screen enclosure and are not allowed under current code.

127

128 **Commissioner Yeager** would like it to be consistent with pool setbacks.

129

130 **Commissioner McCoy** the 20'/25' ft. setback was put in place for a reason, so people are
131 not on top of each other.

132

133 Discussion followed regarding current setback requirements.

134

135 **Commissioner Trujillo** and **Commissioner Giacalone** agreed screen enclosures should
136 have the same setback as a pool.

137

138 **Commissioner Smith** stated it should be written to allow for a screen enclosure or patio
139 past the setback.

140

141 **Joyce Heffington** asked if the commission wants to clarify that it is a screen enclosure
142 without a roof.

143
144 Commission's consensus was to allow for a screen enclosure without a roof.

145
146 **Ramon Flores** suggested not restricting the code as to what is in the screen enclosure.

147
148 **Commissioner Smith** suggested the ordinance be written to allow a non-permanent roof,
149 and have the same setbacks as pools.

150
151 **Mark Johnson** discussed potential aesthetic and life-safety issues.

152
153 **Commissioner McCoy** asked if a variance can be applied for to allow for structures past
154 the setback.

155
156 Commission and staff discussed variance possibilities and requirements.

157
158 **Ramon Flores** suggested the commission add a definition of a screen enclosure to the
159 ordinance.

160
161 **Commissioner Yeager** mentioned a screen option called "Florida Glass".

162
163 **Commissioner Smith** suggested requiring the screen material to be permeable.

164
165 Commission's consensus was the setbacks should be the same as pools and be covered by
166 a screen enclosure with no permanent roof.

167
168 **Commissioner Smith** suggested the ordinance should define "screen enclosure".

169
170 **Joyce Heffington** asked for clarification if the ordinance should also allow a patio with no
171 screen.

172
173 **Commissioner Smith** suggested to not specify what is underneath the screen enclosure
174 and also create a separate ordinance defining and regulating a patio. That both patios and
175 screen enclosures should have the same setback as pools.

176
177 **FINAL PUBLIC COMMENTS**

178
179 No public comments.

180
181 **REPORTS/COMMENTS**

182
183 **Vice Mayor Serviss:**

- 184
 - Indicated Item 8 Reserve at Minneola Amenity will be seen tomorrow night.
 - Lt. Patton would like everyone's opinion regarding what day and time they would like to have the next kickball game.

185
186

Commissioner Yeager:

- Mentioned attending Bras for the Cause fundraising function last month which Vice Mayor Serviss participated in.
 - Vice Mayor Serviss indicated she raised over \$2,000 that night for the fundraiser and \$1,150 was raised on Facebook.

MOTION by Commissioner Giacalone SECONDED by Commissioner Trujillo, to adjourn.

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

NAY: None

MOTION PASSED: 6-0

(Meeting adjourned at 8:00 P.M.)



Debbie Flinn, Chairwoman

ATTEST:



Kristine Thompson, Administrative Assistant