

**Minneola Planning and Zoning Commission  
Minutes  
Nov 7, 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 Commissioner William McCoy, Commissioner Oscar Trujillo, Commissioner Leonard Jackson, Councilor Debbie Flinn (Council Liaison), 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 Oscar Trujillo**.

**AGENDA REVIEW**

**No Comments.**

**PUBLIC COMMENTS**

**Chairman Giacalone** called for public comment.

No comments.

**MOTION by Commissioner McCoy, SECONDED by Commissioner Jackson to excuse Vice-Chairman Jeff Henderson from the November 7, 2022 P&Z Meeting.**

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

**NAY: None**

**MOTION PASSED: 4-0**

**MINUTES**

No comments.

**MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to approve the October 2022 Planning & Zoning Commission Meeting minutes.**

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

**NAY: None**

**MOTION PASSED: 4-0**

### **DISCUSSION ITEMS**

#### **Item 1: Ordinance 2022-29 Apshawa Road Storage Rezoning**

#### **Item 2: Apshawa Road Storage Developer Agreement**

**Grant Watson** read out Items 1 and 2 and swore in all who were to speak on any of the items on the agenda.

**Tim McClendon** described the items in further detail, noting the property history and what the property owner was hoping to do with approval the developer agreement regarding adding more square footage.

**McGregor Love** (Applicant Representative) approached the podium to answer any questions.

**Commissioner Trujillo** asked for clarification regarding grandfathering the property in.

**Tim McClendon** confirmed that it was what staff recommended.

**Commissioner Trujillo** asked if the city's version of the agreement was satisfactory for the applicant.

**McGregor Love** confirmed that it was.

**MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve Item 1 Ordinance 2022-29 Apshawa Road Storage Rezoning with the city's version of the agreement.**

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

**NAY: None**

**MOTION PASSED: 4-0**

**MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to approve Item 2 Apshawa Road Storage Developer Agreement with the city's version of the agreement.**

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

**NAY: None**

**MOTION PASSED: 4-0**

**Item 3: Ordinance 2022-22 RaceTrac Annexation and Rezoning**

**Item 4: Ordinance 2022-23 RaceTrac Comprehensive Plan Amendment**

**Grant Watson** read out Items 3 & 4.

**Tim McClendon** provided further details on the items. Items 3 and 4 were part of a deal between the city and Racetrac dating back to 2009 to annex the property into the city when the developer was ready.

**Chairman Giacalone** called for public comment.

**Tom Sullivan** (Applicant Representative) approached the podium to answer any questions the board may have.

**MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve Item 3: Ordinance 2022-22 RaceTrac Annexation and Rezoning.**

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

**NAY: None**

**MOTION PASSED: 4-0**

**MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve Item 4: Ordinance 2022-23 RaceTrac Comprehensive Plan Amendment.**

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

**NAY: None**

**MOTION PASSED: 4-0**

**Item 5: Ordinance 2022-24 City Of Minneola Annexation and Rezoning**

**Item 6: Ordinance 2022-25 City Of Minneola Comprehensive Plan Amendment**

**Grant Watson** read out items 5 and 6.

**Tim McClendon** provided further specifics on items 5 and 6, detailing that the subject piece containing a lift station had been donated to the city by Racetrac back in the 2009 deal between the city and Racetrac and that the agenda items were to fully annex the piece into the city.

**Chairman Giacalone** called for public comment.

No comments.

**MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to approve Item 5: Ordinance 2022-24 City of Minneola Annexation and Rezoning.**

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

**NAY: None**

**MOTION PASSED: 4-0**

**MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to approve Item 6: Ordinance 2022-25 City of Minneola Comprehensive Plan Amendment.**

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

**NAY: None**

**MOTION PASSED: 4-0**

#### **FINAL PUBLIC COMMENTS**

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

**No Comments**

#### **FINAL REPORTS**

**Councilor Flinn** had no updates.

**Tim McClendon** stated that the next P&Z Commission meeting would be held on December 5<sup>th</sup>.

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

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

**NAY: None**

**MOTION PASSED: 4-0**

*(Meeting adjourned at 6:51 P.M.)*

A handwritten signature in black ink, appearing to read "Paul Giacalone", written over a horizontal line.

Paul Giacalone, Chairman

**ATTEST:**

A handwritten signature in blue ink, appearing to read "Corey DeVogel", written over a horizontal line.

Corey DeVogel, Planning Technician