

**Minneola Planning and Zoning Commission
Minutes
October 3, 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 Oscar Trujillo, Commissioner Leonard Jackson, Commissioner William McCoy, Councilor Debbie Flinn (Council Liaison), Grant Watson (City Attorney), Tim McClendon (City Planner), Joyce Heffington (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

A moment of silence was observed, and the Pledge of Allegiance was led by **Commissioner William McCoy**.

AGENDA REVIEW

No Comments.

MOTION by Commissioner McCoy, SECONDED by Commissioner Jackson to excuse Vice-Chairman Henderson from the October 3rd 2022 Planning and Zoning Commission meeting.

AYE: McCoy, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 4-0

PUBLIC COMMENTS

Chairman Giacalone called for public comment.

No comments.

MINUTES

No comments.

MOTION by Commissioner McCoy, SECONDED by Commissioner Jackson to approve the September 12th Planning & Zoning Commission Meeting Minutes.

AYE: McCoy, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 4-0

DISCUSSION ITEMS

Item 1: Site Plan – Hills Crossing Parcel 2

Grant Watson read out Item 1 and swore in all that were to speak on any of the agenda items.

Tim McClendon The City Planner introduced himself to the P&Z board and provided further information on Item 1 for the proposed Vystar Credit Union.

Shamis Schroeder (Representative for the project) expressed their excitement for the proposed project and working with the city. He also described the growth of the company to the Commission Board.

Chairman Paul Giacalone asked if all of the required fees will be paid.

Shamis Schroeder confirmed that they will. He also described the traffic calculation at the request of the P&Z Commission Board.

Chairman Paul Giacalone called for public comment.

No public comment.

MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to approve Item 1: Site Plan – Hills Crossing Parcel 2 on the condition of all fees be paid.

AYE: McCoy, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 4-0

Item 2: Site Plan – Hills Crossing Parcel 4

Tim McClendon read out and detailed Item 2. He then stated that project had met all code requirements and that staff recommends approval.

Chairman Paul Giacalone called for public comment.

No public comment.

Chairman Paul Giacalone asked that the project representative approach the podium.

Davey Brown and Leah Fitzpatrick (Project Representatives) approached the podium and provided a detailed site plan to the P&Z Commission.

Commissioner McCoy expressed a slight concern for truck entry and exits.

A discussion regarding the ingress and egress access ensued.

MOTION by Commissioner Trujillo, SECONDED by Commissioner Jackson to approve Item 2: Site Plan – Hills Crossing Parcel 4 with staff recommendations.

AYE: McCoy, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 4-0

Item 3: Ordinance 2022-18 Comprehensive Plan Amendment

Grant Watson read out Item 3.

Tim McClendon requested that Item 3 and 4 be opened simultaneously.

Item 4: Resolution 2022-15 Developer Agreement Amendment

Grant Watson read out Item 4.

Tim McClendon informed the board that there had been many letters and emails sent to the city staff, P&Z board, and city council.

Chairman Giacalone asked if at this point, it was a land use plan discussion.

Tim McClendon confirmed that it is and that any site plan would have to come before the P&Z board at a later time.

Aaron Blake (Applicant Representative) spoke to the P&Z Board and the audience, detailing the research conducted in asking the residents what parts of the proposed project the residents did and did not like, emphasizing the opportunity to create a central downtown area for Minneola much like Winter Park and Winter Garden.

Commissioner Trujillo asked Aaron Blake what the main takeaways were.

Aaron Blake responded with various points pertaining to traffic intensity, open space, industrial use etc. He also mentioned that a big issue was the changing of the road, which would be under control of Lake County. He said that a clause would be inputted to the Developer Agreement that there would be no certificates of occupancy given until the road was completed.

Commissioner McCoy noted that many residents had concerns with the use of light industrial. He asked the applicant representative to provide further clarification regarding the industrial aspect and what would be there.

Commissioner Jackson asked the representative to elaborate on the vision of having a similar town center to Winter Garden and Winter Park.

Aaron Blake spoke about having an area that has walkability and gives a vibrance.

Chairman Giacalone called for public comment.

Many residents expressed their concern about having an industrial building that could be similar to a large warehouse or distribution center near the town-center area.

Pat Kelly clarified that council would have one to multiple workshops once a recommendation by P&Z has been made. He emphasized that once the road is built, the project will be easier to envision. He also mentioned that if industrial was not favorable, to add it into the motions made by the P&Z board.

David Colby (A resident) said that it could be a nice open space for the city

Mark Johnson (City Manager) clarified that the city had asked for them to realign the roadway for various reasons, which they agreed to do. The city asked for more commercial, which they agreed to. He then clarified that the city asked for commercial, not industrial, though they could propose it and see what kind of comments they would get.

Eric Van Eenenaam (A resident) stated his opposition to the use of an industrial area for the project.

Chairman Giacalone responded, asking what the resident would like to see.

Eric Van Eenenaam (A resident) stated that he would prefer to have more houses instead of an industrial area.

Susan Bermudez (A resident) stated that she opposed an industrial area and the higher traffic numbers being generated.

Thomas Donahue (A resident) stated his opposition to an industrial area and the creation of apartments and townhomes for the project.

Brett Dwyer (A resident) stated his opposition to having an industrial area and distribution center due to heavy noise and traffic generation along with not being an appropriate building to have for a town center area.

James Cody (A resident) stated his opposition to the proposed industrial area and proposed having a middle school in the area.

Jim Donahue requested a meeting before any council voting took place.

Chairman Giacalone expressed concern regarding economic downturns potentially impacting the construction time of project, referring to the multi-year pause in construction of The Reserve at Minneola in 2009.

Nathan Polks (A resident) expressed concern regarding the tree code and residents tearing out oak trees and planting palm trees along with his opposition to the industrial area.

Sarah (A resident) stated that she did not believe it would end up being like Winter Garden or Winter Park.

Kerry-Ann Smith expressed concern about green area shrinkage.

Commissioner Trujillo asked what would be brought in to industrial.

Aaron Blake responded that a workshop would be used to determine what specific types of uses would be put in place for each industrial area. He also stated that the city would be offered anywhere between 0 and 50 acres for it's own usage and at it's own behest.

Chairman Giacalone inquired about the retention pond area.

Aaron Blake replied that it would be owned by St. Johns Water Management District.

James Cooley asked if it could be approved without industrial.

A discussion on closing times for industrial zoning ensued.

Tim McClendon asked to have two separate motions for the dually discussed items.

MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve Item 3: Ordinance 2022-18 Comprehensive Plan Amendment, recommending approval of the ordinance with the condition that the council reconsiders the concept of the light industrial and change it more towards a commercial development.

AYE: McCoy, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 4-0

Grant Watson stated that a Motion regarding Item 4 would be required as well.

MOTION by Commissioner Jackson, SECONDED by Commissioner Trujillo to approve with the same MOTION as Item 3. Approving Item 4: Resolution 2022-15 Developer Agreement Amendment, recommending approval of the ordinance with the condition that the council reconsiders the concept of the light industrial and change it more towards a commercial development.

AYE: McCoy, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 4-0

Eric Van Eenenaam asked for and received clarification on the P&Z recommendation and voting process.

FINAL PUBLIC COMMENTS

Chairman Giacalone called for final public comments.

Tim Nelson, a local resident suggested that the planned town center utilize less industrial and more open space and commercial sites instead.

FINAL REPORTS

Councilor Debbie Flinn introduced herself to the audience as the council liaison and expressed a great appreciation towards the P&Z board and their work. She also announced a community bake sale at the library on the following Saturday from 9am to 2pm.

Joyce Heffington stated that the All Safe Night Out Halloween event will be held on October 31st and that there would be a council workshop for the commercial parcel in the Minneola Hills on October 11th at 6:30pm. She then mentioned that the next P&Z meeting would be on November 7th at 6:30pm.

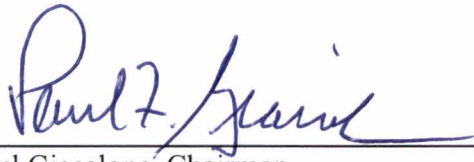
MOTION by Commissioner McCoy, SECONDED by Commissioner Jackson to adjourn.

AYE: McCoy, Giacalone, Trujillo, Jackson

NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 8:28 P.M.)

A handwritten signature in blue 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