

1 **City of Minneola**
2 **Planning & Zoning Commission Meeting**
3 **Minneola City Hall**
4

September 10, 2018
7:00 P.M.

5 The City of Minneola Planning & Zoning Commission meeting was called to order by
6 Chairwoman Debbie Flinn. Also present were Commissioner Paul Giacalone, Commissioner
7 Jeffery Henderson, Commissioner Leonard Jackson, Commissioner Oscar Trujillo,
8 Commissioner William McCoy, Commissioner David Yeager, Chris Ryan (City Attorney),
9 Joyce Heffington (City Planner), Kristine Thompson (Administrative Assistant).

10
11 A moment of silence was observed, and the Pledge of Allegiance was led by Chairwoman
12 Debbie Flinn.

13
14 **AGENDA REVIEW**

15
16 No discussion

17
18 **PUBLIC COMMENT**

19
20 No Comment

21
22 **MINUTES**

23
24 **MOTION by Jeff Henderson, SECONDED by Paul Giacalone to approve the August 6,**
25 **2018 minutes as written.**

26
27 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

28
29 **NAY:** None

30
31 **MOTION PASSED: 7-0**

32
33 **COMMISSION DISCUSSION & ACTION ITEMS**

34
35 **Item 1: Resolution 2018-16 Special Exception Reserve at Minneola Model Homes**

36
37 **Chris Ryan** read the resolution by title and swore in those wishing to speak.

38
39 **Joyce Heffington** explained this is the special exception for a model home and model sales
40 center for Phase 4 A & B. Suggested that if the Commission recommend approval that they
41 include a condition that the applicant post a bond for the sales center that is required by code.

42
43 **Jason Sankes**, applicant and representative for Lennar, present.

44
45 **David Yeager** emphasized once the models are not needed anymore they need to be converted
46 back to homes.

1 **William McCoy** inquired what sites the model homes will be located on.

2
3 **Jason Sankes** stated they will be on lots 1, 2, and 3 of Phase 4.

4
5 **Joyce Heffington** clarified they will be on Snapdragon Rd.

6
7 **MOTION by David Yeager, SECONDED by Oscar Trujillo to approve Resolution 2018-16**
8 **to approve with the condition that a bond is posted as required by code.**

9
10 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

11
12 **NAY:** None

13
14 **MOTION PASSED: 7-0**

15
16 **Item 2: Ordinance 2018-15 Additional Signage Allowances for Properties on Corner Lots**

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18 **Chris Ryan** read Ordinance 2018-15 by title.

19
20 **Joyce Heffington** explained this ordinance is to accommodate business that are located on
21 corner lots that have faces on two streets so it would allow for signage on both streets. Would
22 like to add, on Sec. 118-19, the last sentence states, "6 square inches per 1 linear foot of occupied
23 building frontage for each additional road on which the building fronts" to used on that side of
24 the building.

25
26 **MOTION by Leonard Jackson, SECONDED by Jeff Henderson to approve Ordinance**
27 **2018-15 Additional Signage Allowances for Properties on Corner Lots contingent upon the**
28 **City Planner's addendum.**

29
30 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

31
32 **NAY:** None

33
34 **MOTION PASSED: 7-0**

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36 **Item 2: Holden Ridge Preliminary Plat**

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38 **Chris Ryan** swore in those wishing to speak.

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40 **Joyce Heffington** explained this is a preliminary plat for a townhouse subdivision which had a
41 developer's agreement done in 2014. There are concerns that the concept plan does not match the
42 preliminary plat, on the concept plan there was a pool and a clubhouse and that has been changed
43 to just a tot lot on the subdivision plan. The building layout and number of units is not exactly
44 the same as the concept plan, there is one less unit than what was indicated in the developer's
45 agreement. The developer's agreement required a 12' wide multiuse paved trail to begin at
46 projects Southeast corner and connect at Hancock Rd, it shows on the preliminary plat on

1 Southwest corner. The plan will need to include no parking and fire lane signs on the plans as
2 well as in the development.

3
4 **Chuck Hiatt**, representative, explained the original PUD was just a concept. Once considering
5 the topography and other key elements the plan changed. This was found to be, by Tim Green,
6 consistent with the PUD. If the trail was constructed at the Southeast corner it would not go
7 anywhere. The current buyer does not want to do an amenity center, just a tot lot and some green
8 space.

9
10 **David Yeager** asked if the development will be gated.

11
12 **Chuck Hiatt** confirmed it is.

13
14 **David Yeager** believes the concept plan is much nicer than the preliminary plan.

15
16 **Leonard Jackson** agrees with Commissioner Yeager.

17
18 **Paul Giacalone** agrees with Commissioner Yeager.

19
20 **Gary Webster**, applicant, discussed the surrounding developments. Explained if they
21 constructed a trail is would not connect to any other trail and just stop at the end of their
22 development.

23
24 **No recommendation to City Council was made. Will move forward to City Council with no**
25 **recommendation from the Planning and Zoning Commission.**

26
27 **PUBLIC DISCUSSION**

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29 **Andrew Caines**, 302 Arbor Pointe Ave, concerned that if the proposed townhouse development
30 does not have a pool the students and kids will use the pool at The Reserve at Minneola.

31
32 **David Yeager** explained the proposed development is not close to the Reserve at Minneola.

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34 **REPORTS/COMMENTS**

35
36 No reports.

37
38 **MOTION by Oscar Trujillo, SECONDED by Paul Giacalone to adjourn.**

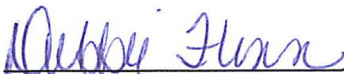
39
40 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

41
42 **NAY:** None


43
44 **MOTION PASSED: 7-0**

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46 *Meeting adjourned at 7:33 p.m.*

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Debbie Flinn, Chairwoman

ATTEST:


Kristine Thompson, Administrative Assistant