

**Minneola Planning and Zoning
Commission
Minutes
April 1, 2019 at 7:00 PM
Minneola City Hall**

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

CALL TO ORDER

Vice Chairman 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 Trujillo.

AGENDA REVIEW

There were no requests to modify the agenda.

PUBLIC COMMENTS

Wally Szkwarko, resident 802 S Main Ave., spoke against a possible lot split next door to his property, at 804 S Main Ave.

MINUTES

MOTION by Commissioner Henderson, SECONDED by Commissioner McCoy, to excuse Chairwoman Debbie Flinn.

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

NAY: None

MOTION PASSED: 6-0

No discussion on the minutes.

MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy, to approved the minutes from March 4, 2019.

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

48 **NAY:** None

49

50 **MOTION PASSED: 6-0**

51

52

DISCUSSION ITEMS

53

54 **Item 1: Resolution 2019-07 Variance 2078 Redbay Ave**

55

56 **Grant Watson** read the resolution by title only.

57

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

59

60 **Joyce Heffington** explained this variance is for a house in the Reserve at Minneola where
61 a finished floor elevation is .04 ft. above what code allows. It is a total of .24 ft. above the
62 approved grading plan but .04 ft. above the allowed variance.

63

64 **Commission Trujillo** inquired if the company name has changed to Lennar why are they
65 still being referred to as Standard Pacific.

66

67 **Joyce Heffington** they have various branches of a corporation based on what business they
68 are conducting.

69

70 **Vice Chairman Giacalone** asked the representative why this variance is required.

71

72 **Jason Sankes** stated the elevation difference wasn't found until the house was completed.
73 It is just a few inches above what is allowed by the city's code.

74

75 **Commissioner Henderson** asked why this wasn't caught before the house was finished.

76

77 **Jason Sankes** explained it wasn't seen on a formboard but it was seen on the as-built survey.

78

79 **Commissioner Jackson** asked Mr. Sankes for his title.

80

81 **Jason Sankes**, Land Development Manager.

82

83 **Commissioner Jackson** asked if in his expert opinion, is there any adverse effects that
84 could result from this difference from our code.

85

86 **Jason Sankes** confirmed there would be no adverse effects.

87

88 **Commissioner Yeager** asked Joyce Heffington to confirm there has been procedures put
89 in place that will prevent this in the future.

90

91 **Joyce Heffington** stated the city requires a formboard survey before a lintel inspection can
92 be scheduled

93

94 **MOTION by Commissioner Jackson, SECONDED by Commissioner Yeager,**
95 **approve 2019-07 Variance 2078 Redbay Ave**

96
97 **AYE:** Trujillo, Henderson, Jackson, Giacalone, McCoy, Yeager

98
99 **NAY:** None

100
101 **MOTION PASSED: 6-0**

102 .
103 **Item 2: Reserve at Minneola Amenity Site Plan**

104
105 **Grant Watson** reminded staff and representatives they are still under oath.

106
107 **Joyce Heffington** stated this is for a pool and cabana across the parking lot from the existing
108 pool and cabana. Staff recommends approval.

109
110 **Jason Sankes** explained this is an overflow pool next to the existing pool, which would be
111 on the other side of the existing parking lot.

112
113 **Vice Chairman Giacalone** asked if there would be a splash park.

114
115 **Jason Sankes** indicated there would not be a splash park, they are very limited on space.

116
117 **Vice Chairman Giacalone** stated there is a sign on Hancock Rd. which states there will be
118 a splash feature.

119
120 **Jason Sankes** suggested it is referring to the mushroom splash area in the existing pool,
121 which is like a splash area for children. The overflow pool will be strictly for swimming.

122
123 **Commissioner McCoy** inquired if it would be a shared parking lot.

124
125 **Jason Sankes** stated there is a shared parking lot and the adjacent road could be used as on-
126 street parking.

127
128 **Commissioner Trujillo** suggested the existing parking will not be enough

129
130 **Jason Sankes** stated they will be installing community mailboxes for Phase 4 and will not
131 be placing them near the pool.

132
133 **MOTION by Commissioner Jackson, SECONDED by Commissioner Yeager, to**
134 **approve the Reserve at Minneola Amenity Site Plan.**

135
136 **AYE:** Trujillo, Henderson, Jackson, Giacalone, McCoy, Yeager

137
138 **NAY:** None

140 **MOTION PASSED: 6-0**

141 **Item 3: Ordinance 2019-02 Cosmetic Tattooing**

142

143 **Grant Watson** read the ordinance by title only.

144

145 **Joyce Heffington** explained the current code does not distinguish between cosmetic
146 tattooing and standard tattooing. Tattoo parlors have to be a certain distance apart also
147 future parlors cannot front Highway 27. The cosmetic tattooing would be microblading,
148 tattooing eyebrows, lipstick, and other cosmetic type features in personal service
149 establishments or beauty parlors. This would allow tattoo parlors and beauty parlors be
150 next door to each other if needed.

151

152 **Commissioner Trujillo** asked if this would be allowed in both beauty salons and tattoo
153 parlors.

154

155 **Joyce Heffington** stated the way this code is written it would only be allowed is personal
156 service establishments, not in tattoo parlors.

157

158 **Vice Mayor Serviss** stated we needed to confirm if tattoo parlors offer these services
159 before the city moves forward with this ordinance.

160

161 **Joyce Heffington** stated the way the code is being written you would not be able to do
162 cosmetic tattooing in tattoo parlors.

163

164 **Commissioner Henderson** asked if existing tattoos parlors offering this service would be
165 grandfathered.

166

167 **Commissioner Yeager** suggested we would not be able to restrict the tattoo parlors
168 because they are licensed for tattooing.

169

170 **Vice Mayor Serviss** stated before we change the code we need to make sure we are not
171 hurting the existing tattoo parlors.

172

173 **Commissioner Yeager** stated the spirit of this is to allow someone to go into a beauty
174 parlor and do cosmetic tattooing legally.

175

176 **Grant Watson** stated the ordinance can be changed to be a little clearer.

177

178 **Commissioner Jackson** asked for clarification that tattoo establishments will also be able
179 to offer this service.

180

181 **Grant Watson** stated they can take another look at the ordinance and see if it can be
182 changed to make it clearer to allow cosmetic tattooing in personal service establishments
183 and also tattoo parlors.

184

185 **MOTION by Commissioner Yeager, SECONDED by Commissioner Jackson, to table**
186 **Ordinance 2019-02 Cosmetic Tattooing to the May 6 Planning and Zoning**
187 **Commission meeting.**

188
189 **AYE:** Trujillo, Henderson, Jackson, Giacalone, McCoy, Yeager
190

191 **NAY:** None
192

193 **MOTION PASSED: 6-0**
194

195 **Vice Mayor Serviss** asked if by tabling this item will it stop the lady who wanted to
196 cosmetic tattooing.
197

198 **Joyce Heffington** stated she cannot operate under the current code.
199

200 **Vice Mayor Serviss** stated by tabling this until the next meeting it will hurt the cosmetic
201 tattoo artist.
202

203 **Commissioner McCoy** stated it is going to take time to make it right.
204

205 **Item 3: Ordinance 2019-03 Ordinance 2019-03 Deviations of Finished Floor Elevations**
206

207 **Grant Watson** read the Ordinance by title only.
208

209 **Joyce Heffington** stated this ordinance is changing the code to allow a .2 ft. elevation
210 difference rather than a .5 ft. elevation difference for finished floor elevations.
211

212 No public comment.
213

214 **Joyce Heffington** indicated that other procedures have been put in place to ensure there
215 are no issues with finished floor elevations in the future.
216

217 **Commissioner Jackson** asked if this is codifying what the city is already doing.
218

219 **Joyce Heffington** confirmed it is.
220

221 **MOTION by Commissioner Jackson SECONDED by Commissioner Trujillo, to**
222 **approve Ordinance 2019-03 Deviations of Finished Floor Elevations.**
223

224 **AYE:** Trujillo, Henderson, Jackson, Giacalone, McCoy, Yeager
225

226 **NAY:** None
227

228 **MOTION PASSED: 6-0**
229

230 **FINAL PUBLIC COMMENTS**

231

232 **Mark Johnson** stated there will be a workshop on Tuesday night regarding the Hills of
233 Minneola and the park at 6:30.

234

235 **Oscar Trujillo** asked Vice Mayor Serviss when the next kickball event would be.

236

237 **Vice Mayor Serviss** stated she would have to get with Lt. Patton regarding this.

238

239 **MOTION by Commissioner Yeager SECONDED by Commissioner Jackson, to**
240 **adjourn.**

241

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

243

244 **NAY:** None

245

246 **MOTION PASSED: 6-0**

247

248 *(Meeting adjourned at 7:45 P.M.)*

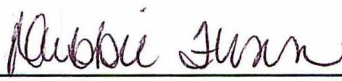
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Debbie Flinn, Chairwoman

254 **ATTEST:**

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Kristine Thompson, Administrative Assistant