

**Minneola Planning & Zoning Commission
Minutes**

April 3, 2023 at 6:30 PM

Minneola City Hall

The City of Minneola Planning & Zoning Commission was called to order by Chairman Paul Giacalone. Also present were Vice-Chairman Jeff Henderson, Commissioner Leonard Jackson, Commissioner William McCoy, Councilor Debbie Flinn (Council Liaison), Mark Johnson (City Manager), Ramon Flores (Code Enforcement Supervisor) Grant Watson (City Attorney), Joyce Heffington (City Planner), Heather Urwiller (City Planner), and Corey DeVogel (Planning Technician).

Commissioner Oscar Trujillo and Alternate Member Nathan Focht were not present.

CALL TO ORDER

Chairman Giacalone called the meeting to order.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by **Vice-Chairman Henderson**.

AGENDA REVIEW

No Comments.

PUBLIC COMMENTS

No Comments.

MINUTES

No comments.

MOTION by Commissioner McCoy, SECONDED by Vice-Chairman Henderson to approve the March 6th, 2023 Planning & Zoning Commission Minutes.

AYE: McCoy, Giacalone, Jackson, Henderson

NAY: None

MOTION PASSED: 4-0

DISCUSSION ITEMS**Item 2: Resolution 2023-05 Cyrene Variance - Quasi-Judicial**

Grant Watson read out Item 2 and swore in all that were to speak on any items on the agenda.

Joyce Heffington described Item 2, regarding the change of block space for Archer Road within the Cyrene Subdivision. She noted that it would be the best for public interest due to the creation of more green space within the subdivision. She noted that it would be between Hen and Archer Road.

Andrew Ivey (Applicant / Poulos & Bennett) addressed the Commission to answer questions. He noted that it would be a passive space with a bench, meandering sidewalks, and landscape.

Chairman Giacalone asked for the typical road section measurements.

Andrew Ivey replied that they would be 50 feet of right of way with 2 twelve-foot lanes, a Miami curb, six feet of greenspace and 5 foot sidewalks on each side. He noted that there would be no-parking signs on the same side of the road as the hydrants.

Commissioner McCoy expressed concern regarding the lighting entirety of the tract.

Andrew Ivey responded that the plans only have lighting within the Right of Way.

MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to approve Item 2: Resolution 2023-05 Cyrene Variance - Quasi-Judicial.

AYE: McCoy, Giacalone, Jackson, Henderson

NAY: None

MOTION PASSED: 4-0

Item 3: Ordinance 2023-04 Alcoholic Beverages

Grant Watson read out Item 3.

Joyce Heffington provided further detail on Item 3, defining bottle clubs as places (usually adult entertainment) that do not sell alcohol. A customer brings their own alcohol and the establishment would serve it, not falling under the same regulations as alcohol sales license holders, charging for the serving materials and pouring. She also clarified that it would apply to businesses, not homes.

Vice-Chairman Henderson inquired as to what the benefit of a moratorium would be relating to outright banning.

93 **Commissioner Jackson** noted that other municipalities were putting a halt to it in order to gather
94 more prevalent information over time.

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96 **Commissioner McCoy** stated concern in allowing bottling clubs based upon possible crime issues.

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98 **Mark Johnson** noted that there are concerns with drugs, gambling and sometimes prostitution that
99 tend to mix up with such establishments.

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101 **Vice-Chairman Henderson** asked if it would include something like wedding receptions in which
102 people would bring alcohol in order to save on costs.

103
104 **Mark Johnson** replied that he wouldn't think so, but research can be done to make sure that it
105 does not inadvertently prohibit uses such as that. He noted that Minneola is in the top 10 for lowest
106 crime in the state of Florida. Part of it is law enforcement, part of it is code enforcement, and part
107 of it is planning in prohibiting certain businesses that have higher crimes associated, which helps
108 reduce the burden on law enforcement and enhance the safety of the city overall.

109
110 **Grant Watson** stated that in terms of exemptions for things that might be wrapped up
111 unintentionally, he believed the statutes had a group of exemptions along that line. Such as
112 restaurants that derive most of their income through the sale of food. To address that concern, they
113 can look at the ordinance and statutes to pull certain ones in to make sure other types of activities
114 aren't prohibited unintentionally.

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116 **Vice-Chairman Henderson** said that he had no problem with the ordinance, though his main
117 concern was his previously mentioned issue with things like weddings.

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119 **Grant Watson** replied that there is a list of common exemptions that seemed consistent with what
120 the board discussed, including as it moves forward to council if it is the board's recommendation
121 to move to council.

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123 **Chairman Giacalone** stated that he wouldn't like to see it harm any other type of business.

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125 **Commissioner McCoy** noted that the exemptions can come along with the ordinance.

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127 **Grant Watson** replied that if there were any changes, the board could see it again going forward.

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129 **Chairman Giacalone** asked what occupancy it would be for.

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131 **Joyce Heffington** replied that it would be dependent upon what is in their Business Tax Receipt.

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133 **MOTION by Vice-Chairman Henderson, SECONDED by Commissioner McCoy to approve**
134 **Item 3: Ordinance 2023-04 Alcoholic Beverages with the exemptions discussed.**

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136 **AYE:** McCoy, Giacalone, Henderson

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138 **NAY:** Jackson

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140 **MOTION PASSED: 3-1**

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142 **FINAL PUBLIC COMMENTS**

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

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146 No Comments.

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148 **FINAL REPORTS**

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150 **Councilor Flinn** did not have any reports.

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152 **Joyce Heffington** introduced Heather Urwiller, the new City Planner.

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154 **MOTION by Commissioner McCoy, SECONDED by Vice-Chairman Henderson to adjourn.**

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156 **AYE:** McCoy, Giacalone, Henderson, Jackson

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158 **NAY:** None

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160 **MOTION PASSED: 4-0**

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162 *(Meeting adjourned at 7:07 P.M.)*

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168 Paul Giacalone, Chairman

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171 **ATTEST:**

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177 Corey DeVogel, Planning Technician