



**Minneola Planning and Zoning Commission**

**Minutes**

**August 1, 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 Vice-Chairman Jeff Henderson, Commissioner Leonard Jackson, Commissioner William McCoy, Councilor Debbie Flinn (Council Liaison), Grant Watson (City Attorney) Joyce Heffington (City Planner) and Corey DeVogel (Planning Technician).

Commissioner Oscar Trujillo was initially absent until Item 1.

**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 Vice Chairman Henderson, SECONDED by Commissioner McCoy to approve August 1<sup>st</sup> Planning & Zoning Commission Meeting agenda.**

**AYE:** McCoy, Giacalone, Henderson, 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 Vice-Chairman Henderson to approve the July 2022 Planning & Zoning Commission Meeting minutes.**

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

**NAY:** None

**MOTION PASSED: 4-0**

### **DISCUSSION ITEMS**

#### **Item 1: Site Plan Hills Crossing Parcel 1**

**Grant Watson** read out Item 1 and swore in everyone that was going to speak.

**Joyce Heffington** provided further details on Item 1 for the proposed McDonalds at Citrus Grove Road and Hancock Road.

**Commissioner Oscar Trujillo** arrived.

**Whelan Hoge**, the builder for the proposed project approached the podium to address any questions or concerns. He also stated that the goal is to be opened by the end of the calendar year.

A discussion on the two lane order boards and traffic ensued.

**Vice-Chairman Henderson** asked if there would be any objections to the staff requirements and comments.

**Whelan Hoge** replied that they would not.

**Chairman Giacalone** called for public comment.

No comments.

**MOTION by Commissioner McCoy, SECONDED by Vice-Chairman Henderson to approve Item 1: Site Plan Hills Crossing Parcel 1 with the conditions being met that were addressed by staff.**

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

**NAY:** None

**MOTION PASSED: 5-0**

#### **Item 2: Resolution 2022-08 Variance Request Del Webb Walls**

1  
2 **Grant Watson** read out item 2 and swore in all who were going to speak.

3  
4 **Joyce Heffington** provided further detail on the item and provided the engineering  
5 consultants opinion on the wall variance being granted as multiple 10-foot walls as opposed  
6 to one 30-foot wall.

7  
8 **Aaron Struckmeyer and Garth Ritter** (applicant representatives) approached the podium  
9 to answer any questions.

10  
11 **Aaron Struckmeyer** stated that they would be fine with doing either building options.

12  
13 A discussion on meeting county and city standards ensued.

14  
15 **MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to**  
16 **approve Item 2: Resolution 2022-08 Variance Request Del Webb Walls per the staff**  
17 **recommendations as mentioned.**

18  
19 **AYE:** McCoy, Giacalone, Henderson, Jackson, Trujillo

20  
21 **NAY:** None

22  
23 **MOTION PASSED: 5-0**

24  
25 **Item 3: Lot Split Cyrene**

26  
27 **Grant Watson** read out Items 3 and 4, stating they could be discussed together but voted  
28 on separately. He then swore in all that were to speak.

29  
30 **Joyce Heffington** provided further detail on Item 3 and the issues that came up with  
31 accounting for the whole property acreage.

32  
33 **Chairman Giacalone** called for public comment.

34  
35 No public comment.

36  
37 **Denver Marlow** approached the podium to answer any questions.

38  
39 A discussion regarding the site acreage ensued.

40  
41 **MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to**  
42 **approve Item 3: Lot Split Cyrene meeting staff recommendations.**

43  
44 **AYE:** McCoy, Giacalone, Henderson, Jackson, Trujillo

45  
46 **NAY:** None

**MOTION PASSED: 5-0**

**Item 4: Lot Aggregate Cyrene**

**Joyce Heffington** provided further details on Item 4.

**Chairman Giacalone** called for public comment.

No public comment.

**MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to approve Item 4: Lot Aggregate Cyrene subject to concerns of staff.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Item 5: Preliminary Subdivision Plat Cyrene**

**Grant Watson** read out Item 5 and swore in all that were to speak.

**Mark Johnson** addressed minor survey discrepancies.

**Denver Marlow** approached the podium to answer any questions.

A discussion on how the development would be classified ensued.

**Denver Marlow** stated they will be built to rent but could be converted to single families. He also addressed that no parking signs will be placed in front of hydrants.

**Chairman Giacalone** called for public comment.

No comment.

**MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve Item 5: Preliminary Subdivision Plat Cyrene per staff recommendations and with an understanding of who is in charge of connection, irrigation and all items in the agenda tab. Along with no parking signs.**

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

**NAY:** None

1 **MOTION PASSED: 5-0**

2  
3 **Joyce Heffington** said that the city will get the covenants upon the final plat.

4  
5 **FINAL PUBLIC COMMENTS**

6  
7 **Chairman Giacalone** called for final public comments.

8  
9 **No Comments.**

10  
11 **FINAL REPORTS**

12  
13 **Councilor Flinn** said that the back-to-school safety meeting the previous Thursday went well and had great attendance.

14  
15  
16 **Joyce Heffington** followed up that the next meeting will be held on September 12<sup>th</sup>, 2022 since the 5<sup>th</sup> of September is Labor day.

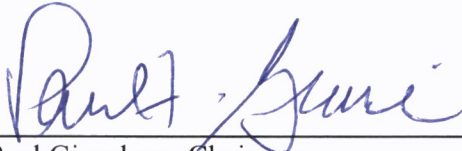
17  
18  
19 **MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to adjourn.**

20  
21  
22 **AYE:** McCoy, Trujillo, Giacalone, Henderson, Jackson

23  
24 **NAY:** None

25  
26 **MOTION PASSED: 5-0**

27  
28 *(Meeting adjourned at 7:34 P.M.)*

29  
30  
31  
32  
33  
34   
Paul Giacalone, Chairman

35  
36 **ATTEST:**

37  
38  
39  
40  
41  
42   
Corey DeVogel, Planning Technician