

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

August 6, 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 Oscar Trujillo, Commissioner William McCoy,
8 Commissioner David Yeager, Chris Ryan (City Attorney), Joyce Heffington (City Planner),
9 Kristine Thompson (Administrative Assistant). Commissioner Leonard Jackson was absent,
10 Alternate Commissioner Daniel Smith was present in his place.

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

14
15 **AGENDA REVIEW**
16

17 **Debbie Flinn** indicated there are two items numbered 3. The second item 3 should be item 4,
18 there is also a request to move item 4 to be treated as item 1.

19
20 **Debbie Flinn** requested a motion to excuse Pam Serviss, Kelly Price, and Commissioner
21 Leonard Jackson.

22
23 **MOTION by David Yeager, SECONDED by Paul Giacalone to excuse Pam Serviss, Kelly**
24 **Price, and Commissioner Leonard Jackson.**

25
26 **AYE:** Giacalone, Henderson, Smith, Flinn, Trujillo, McCoy, Yeager
27

28 **NAY:** None
29

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

32 **PUBLIC COMMENT**
33

34 No Comment
35

36 **MINUTES**
37

38 **MOTION by Jeff Henderson, SECONDED by Oscar Trujillo to approve the June 4, 2018**
39 **minutes as written.**

40
41 **AYE:** Giacalone, Henderson, Smith, Flinn, Trujillo, McCoy, Yeager
42

43 **NAY:** None
44

45 **MOTION PASSED: 7-0**
46

1 **COMMISSION DISCUSSION & ACTION ITEMS**

2
3 **Item 1: Resolution 2018-15 RaceTrac Sign Variance**

4
5 **Chris Ryan** read the resolution by title and swore in those wishing to speak.

6
7 **Samantha Moore** and **Jeffery Baird**, representatives for RaceTrac, presented a PowerPoint
8 presentation detailing the proposed signage.
9

10 **Joyce Heffington** explained the building's frontage only allows for 112 sq. ft. of signage. They
11 are requesting the variance since they have road frontage along Washington St as well.
12

13 No public comment.
14

15 **David Yeager** has no problem with the signage, but expressed dislike with the air/vac machine.
16 Also inquired about the ice machine.
17

18 **Chris Ryan** explained the ice machine is not a vending machine, but an outdoor display of
19 merchandise, which can be addressed with the Site Plan.
20

21 **Oscar Trujillo** has no problem with the proposed signage, but agrees with David Yeager in
22 regards to the air/vac machine. He also believes nothing should be vended outside.
23

24 **Daniel Smith** agrees with the others in regards to the signage, and air/vac machine. Likes the
25 screening idea but would prefer not to have the machine there at all.
26

27 **Jeff Henderson** is in agreement with the others in regards to the signage, and air/vac machine.
28

29 **Paul Giacalone** in agreement with the rest of Commission regards to the signage and air/vac
30 machine.
31

32 **Debbie Flinn** agrees with the rest of the Commission, believes the space for the air/vac machine
33 could be used in a better way.
34

35 **William McCoy** inquired what the purposed of the air/vac machine was, if it was just to provide
36 the service or is it revenue based.
37

38 **Samantha Moore** stated it is a standard service provided at all of their gas stations and
39 customers expect it to be there.
40

41 **Jeffery Baird** inquired if the Commission would entertain the idea of having only an air station
42 without the vacuum service.
43

44 **David Yeager** suggested the air service be offered for free.
45

1 **Ramon Flores** stated outdoor vending is prohibited in the city's code. Therefore, a variance
2 cannot be granted for something that is prohibited. If the air is offered for free then it is not
3 considered vending, it would be a service.
4

5 **Jeffery Baird** asked if there could be a condition added to the approval because they cannot
6 agree to free air service without consulting with corporate first.
7

8 **Paul Giacalone** inquired how much additional signage they will receive if the variance is
9 granted.
10

11 **Joyce Heffington** explained it would be approximately 168 sq. ft. additional signage.
12

13 **MOTION by David Yeager, SECONDED by Daniel Smith to approve Resolution 2018-15**
14 **to approve with the condition that have the air service only, without the vacuum, and the**
15 **air service has to be free. It also needs to be screened as described with Magnolias.**
16

17 **AYE:** Giacalone, Henderson, Smith, Flinn, Trujillo, McCoy, Yeager
18

19 **NAY:** None
20

21 **MOTION PASSED: 7-0**
22

23 **Item 2: Ordinance 2018-08 Grassy Lake Holdings, LLC Annexation & Rezoning**
24

25 **Chris Ryan** read Ordinance 2018-08 and Ordinance 2018-09 by title and swore in those wishing
26 to speak.
27

28 **Joyce Heffington** explained this is a mixed commercial project.
29

30 **Major Stacey**, applicant, introduced Jason Edwards.
31

32 **Major Stacey** discussed the area and the proposed uses. Also explained the current zoning and
33 allowable uses within the County zoning.
34

35 **David Burton**, 148 Magellan Cir, in favor of improvement in Minneola, but his house backs up
36 against this property.
37

38 **Major Stacey** explained they could consider additional screening along his property.
39

40 **David Burton** explained he does not care what use is put on this property. He is only concerned
41 with the amount of lighting and noise that could affect his property.
42

43 **Major Stacey** explained what the current buffers are and discussed possible ways to increase the
44 buffers.
45

46 **Celeste Quinn** inquired about how to access Citrus Grove Rd.

1
2 **Major Stacey** explained the city does require a cross access easement through the Dailey
3 property.
4

5 **Celeste Quinn** expressed concern with the project.
6

7 **Brian Foldy**, 17358 N Highway 27, inquired on access concerns and inquired on the timeline of
8 the access road.
9

10 **Major Stacey**, showed the resident where the recorded easement is located and the timeline
11 depends on the market.
12

13 **MOTION by David Yeager, SECONDED by Paul Giacalone to approve Ordinance 2018-**
14 **08 Grassy Lake Holdings, LLC Annexation and Rezoning.**
15

16 **AYE:** Giacalone, Henderson, Smith, Flinn, Trujillo, McCoy, Yeager
17

18 **NAY:** None
19

20 **MOTION PASSED: 7-0**
21

22 **MOTION by David Yeager, SECONDED by Oscar Trujillo to approve Ordinance 2018-09**
23 **Grassy Lake Holdings, LLC Comprehensive Plan Amendment.**
24

25 **AYE:** Giacalone, Henderson, Smith, Flinn, Trujillo, McCoy, Yeager
26

27 **NAY:** None
28

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

31 **MOTION by David Yeager, SECONDED by Oscar Trujillo to approve Grassy Lake**
32 **Holdings, LLC Developer's Agreement with a 35 ft. setback on the north side of Quail**
33 **Valley Estates and a wall along the 5 or 6 houses that will be affected by the project.**
34

35 **AYE:** Giacalone, Henderson, Smith, Flinn, Trujillo, McCoy, Yeager
36

37 **NAY:** None
38

39 **MOTION PASSED: 7-0**
40

41 **PUBLIC DISCUSSION**
42

43 No discussion.
44

45 **REPORTS/COMMENTS**
46

1 **Joyce Heffington** stated there will be a workshop on Wednesday evening at 6:30 to discuss the
2 Hills of Minneola Master Development Plan.

3
4 **Debbie Flinn** stated the Commission would be electing a new chairman and co-chairman on
5 November 5.

6
7 **Joyce Heffington** explained the first Monday of September is Labor Day and asked the
8 Commission if they would like to meet on the second Monday of that month instead.

9
10 **Debbie Flinn** suggested having a projector screen in front of the Commission so they did not
11 have to move into the audience to see a presentation.

12
13 **MOTION by Paul Giacalone, SECONDED by Daniel Smith to adjourn.**

14
15 **AYE:** Giacalone, Henderson, Smith, Flinn, Trujillo, McCoy, Yeager

16
17 **NAY:** None

18
19 **MOTION PASSED: 7-0**

20
21 *Meeting adjourned at 8:19 p.m.*

22
23
24 

25
26 Debbie Flinn, Chairwoman

27 **ATTEST:**

28
29 

30 Kristine Thompson, Administrative Assistant