

**Minneola Planning and Zoning Commission  
Minutes**

**January 10, 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 and Commissioner William McCoy, Councilor Debbie Flynn (Council Liaison), Grant Watson (City Attorney) Mark Johnson (City Manager) and Corey DeVogel (Planning Technician).

Commissioner Oscar Trujillo, Commissioner Daniel Smith, Commissioner Leonard Jackson were absent.

**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 **Chairman Paul Giacalone**.

**AGENDA REVIEW**

No comments.

**MOTION by Commissioner McCoy, SECONDED by Vice-Chairman Henderson to pass the January 10<sup>th</sup> Planning & Zoning Commission Meeting Agenda as written.**

**AYE:** Henderson, Giacalone, McCoy

**NAY:** None

**MOTION PASSED: 3-0**

**Chairman Giacalone** begins election of officers. Following the announcement, Chairman Giacalone nominated himself. He then called for any other nominations.

**MOTION by Commissioner McCoy, SECONDED by Vice-Chairman Henderson to nominate Paul Giacalone to Chairman.**

**AYE:** Henderson, McCoy

**NAY:** None

**MOTION PASSED: 2-0**

1  
2 **Chairman Giacalone Nominated Jeff Henderson for Vice-Chairman.**

3  
4 **MOTION by Chairman Giacalone, SECONDED by Commissioner McCoy to**  
5 **nominate Jeff Henderson to Vice-Chairman.**

6  
7 **AYE:** Giacalone, McCoy

8  
9 **NAY:** None

10  
11 **MOTION PASSED: 2-0**

12  
13 **PUBLIC COMMENTS**

14  
15 **Chris Singh** introduced himself and inquired with the Commission regarding talking with  
16 one of the builders in the city with hopes of creating a Veteran's Center to help all branches,  
17 allowing them to meet with other veterans and help in dealing with PTSD. He also stated  
18 that a lot of cities do not have a dedicated center and it would be great to help veterans in  
19 helping them find a home that all branches can share.

20  
21 **Chairman Giacalone** mentioned that 3 board members are out tonight and suggested he  
22 came back to council meeting next week to speak further on the subject.

23  
24 **Chris Singh** said that the post office is too small to service and dangerous. It should be  
25 something that gets looked into.

26  
27 **Chairman Giacalone** calls for motion to excuse absent members.

28  
29 **MOTION by Commissioner McCoy, SECONDED by Vice-Chairman Henderson to**  
30 **excuse Commissioner Jackson, Commissioner Trujillo and Commissioner Smith from**  
31 **the January 10<sup>th</sup> Planning & Zoning Commission Meeting.**

32  
33 **AYE:** Henderson, Giacalone, McCoy

34  
35 **NAY:** None

36  
37 **MOTION PASSED: 3-0**

38  
39  
40 **MINUTES**

41  
42 No comments.

43  
44 **MOTION by Vice-Chairman Henderson, SECONDED by Commissioner McCoy to**  
45 **approve the December 6<sup>th</sup>, 2021 Planning & Zoning Commission Meeting Minutes as**  
46 **written.**

1   **AYE:** Henderson, Giacalone, McCoy

2  
3   **NAY:** None

4  
5   **MOTION PASSED: 3-0**

6  
7                                   **DISCUSSION ITEMS**

8  
9   **Item 1: Ordinance 2021-19 Singh Annexation and Rezoning**

10  
11   **Grant Watson** clarified that Items 1 & 2 can be discussed together, but separate motions  
12   would be needed for each item. He then read items 1 & 2 out to the Commission. He then  
13   swore in the staff that would speak, as well as the applicant.

14  
15   **Chairman Giacalone** asked if the applicant would like to come up and speak.

16  
17   **Chris Singh** introduced himself.

18  
19   **Commissioner McCoy** asked **Mark Johnson** if there is already water and sewer at the site.

20  
21   **Mark Johnson** said that there is water and sewer within 1,000 feet and Causey Rd. has one  
22   of the major lift water stations. He described that the land use is fairly consistent with those  
23   around it.

24  
25   **Chairman Giacalone** asked the applicant what they will have there.

26  
27   **Chris Singh** replied that he did not have any specific idea.

28  
29   **Chairman Giacalone** asked if anyone in the audience would like to speak on the ordinance.

30  
31   **MOTION by Vice-Chairman Henderson, SECONDED by Commissioner McCoy to**  
32   **approve Item 1.**

33  
34   **AYE:** Henderson, McCoy, Giacalone

35  
36   **NAY:** None

37  
38   **MOTION PASSED: 3-0**

39  
40   **Item 2: Ordinance 2021-20 Singh Comprehensive Plan Amendment**

41  
42   **Chairman Giacalone** moved on to motion for Item 2 asking if anyone wanted to discuss  
43   Item 2 or speak on Item 2.

44  
45   **MOTION by Vice-Chairman Henderson, SECONDED by to Commissioner McCoy to**  
46   **approve Item 2.**

1  
2 **AYE:** McCoy, Henderson, Giacalone,

3  
4 **NAY:** None

5  
6 **MOTION PASSED: 3-0**

7  
8 **Item 3: Ordinance 2021-21 Minor Change to The Developer Agreement for The Hills**  
9 **Of Minneola For Commercial Property North Of Hills Crossing For Floor Area Ratio.**

10  
11 **Grant Watson** read out Ordinance for Item 3 and then swore in the applicant.

12  
13 **Chairman Giacalone** called the applicant up along with Mark Johnson.

14  
15 **Andy Gardner** with Khanda introduced himself.

16  
17 **Commissioner McCoy** wanted to know what the minor changes would be.

18  
19 **Grant Watson** clarified the developer's agreement and what is being requested with an  
20 overview. The applicant is looking to split the lot within the commercial section and develop  
21 self-storage. The Hills PUD includes a design criteria exhibit that imposes a floor area ratio  
22 maximum on commercial properties in one particular-section of the design criteria. The  
23 PUD expresses that those modifications can be made to the design criteria exhibit as long  
24 as it is signed off by City Council. This modification would not apply across the board to  
25 commercial property within the Hills and would only apply to the specific 5.1 acre parcel to  
26 account for splitting and imbalance of floor area ratio. There was a recommendation of  
27 denial founded upon a procedural question. Council would want to know how Commission  
28 feels regarding the substance of the item.

29  
30 **Chairman Giacalone** requested clarification from **Grant Watson** regarding how the parcel  
31 would be split.

32  
33 **Andy Gardner** said that one lot is 5.1 acres that they are looking to construct a self-storage  
34 facility that would need a F.A.R. (Floor Area Ratio) of .87. They would like to limit the  
35 remaining lot to whatever the remaining F.A.R. would be. Reallocating the F.A.R. and not  
36 looking to add any.

37  
38 **Commissioner McCoy** asked where the lot is specifically.

39  
40 **Andy Gardner** described the lot as being behind the Publix on Hancock Rd.

41  
42 **Chairman Giacalone** recalled already approving the storage unit.

43  
44 **Andy Gardner** described their building size and plan to distribute the floor ratio.

45  
46 **Vice-Chairman Henderson** asked if they know what they are doing for the other lot.

1  
2 **Andy Gardner** responded that he did not know yet and that they are in contact with realtors.  
3 They are developing the access road as part of their agreement.  
4

5 **MOTION by Commissioner McCoy to approve Item 3 Minor Changes to Developer**  
6 **Agreement to Hills of Minneola, for commercial property. North of Hills Crossing for**  
7 **floor area ratio.**  
8

9 **Vice-Chairman Henderson** did not have a motion to approve.  
10

11 **Further discussion ensued before the second.**  
12

13 **Chairman Giacalone** asked when they plan to build on the property.  
14

15 **Andy Gardner** responded with when they get their permits and asked about any other  
16 concerns.  
17

18 **Commissioner McCoy** followed up with his concern with Self-storage becoming RV  
19 storage.  
20

21 **Andy Gardner** followed up that vehicle rental won't be allowed. It will be a 3-story self-  
22 storage with only 2 access points.  
23

24 **Grant Watson** clarified that the proposal will be parcel specific.  
25

26 **Chairman Giacalone** asked if going along with **Commissioner McCoy**, can it be added to  
27 the motion that the parcel of 8.87 is used just for commercial and does not allow any vehicles  
28 out and with no U-Hauls.  
29

30 **Grant Watson** replied that there was a variance request made for this parcel related to  
31 parking for self-storage on the parcel that reduced the maximum required spaces. Along  
32 with that, there were restrictions regarding parking hours. The resolution was 2021-08.  
33

34 **Andy Gardner** stated intending that with 100k sq ft building is to get a F.A.R. that is needed  
35 to build on northern lot. Doesn't know what specifically will be used for the other lots.  
36

37 **Chairman Giacalone** said they will have to submit a new site plan for the building since  
38 it's on a new property.  
39

40 **Grant Watson** replied that the property had not yet been platted. His understanding is that  
41 a site plan had been submitted to the city, which was part of the procedural comments. If  
42 Commission would recommend approval, there would still be a final site plan and plat.  
43

44 **Chairman Giacalone** passed the gavel to **Vice-Chairman Henderson**.  
45

1 **MOTION by Commissioner McCoy, SECONDED by Chairman Giacalone to approve**  
2 **Item 3 Minor Changes to Developer Agreement to Hills of Minneola, for commercial**  
3 **property North of Hills Crossing for Floor Area Ratio.**

4  
5 **AYE:** McCoy, Giacalone

6  
7 **NAY:** Henderson

8  
9 **MOTION PASSED: 2-1**

10  
11 **Grant Watson** received a copy of variance 2021-08. He then read the content of the  
12 variance to the Commission, detailing allowable parking, hours and storage along with  
13 prohibited vehicles and trailers.

14  
15 **Chairman Giacalone** welcomed **Councilor Debbie Flynn** as the new Council Liaison.

16  
17 **FINAL PUBLIC COMMENTS**

18  
19 No public comment.

20  
21 **Councilor Flynn** said that the Council would have a Workshop Discussion on January 11<sup>th</sup>  
22 at 6:30 pm to discuss possibly opening South Ave to Pine-lake Academy.

23  
24 **FINAL REPORTS**

25  
26 **Corey DeVogel** relayed a message from **Joyce Heffington** (City Planner) wishing everyone  
27 a happy new year and looking forward to seeing them soon.

28  
29 **MOTION by Commissioner McCoy, SECONDED by Vice-Chairman Henderson to**  
30 **adjourn.**

31  
32 **AYE:** McCoy, Henderson, Giacalone

33  
34 **NAY:** None

35  
36 **MOTION PASSED: 3-0**

37  
38 *(Meeting adjourned at 7:10 P.M.)*

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44   
Paul Giacalone, Chairman

45  
46 **ATTEST:**

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6

A handwritten signature in blue ink, appearing to read 'Corey DeVogel', is written over a light blue rectangular background.

Corey DeVogel, Planning Technician

**PLEASE PRINT YOUR NAME CLEARLY**

[illegible]