

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

June 4, 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 Jeffery Henderson, Commissioner
7 Leonard Jackson, Commissioner Oscar Trujillo, Commissioner William McCoy, Commissioner
8 David Yeager, Chris Ryan (City Attorney), Joyce Heffington (City Planner), Kristine Thompson
9 (Administrative Assistant). Commissioner Paul Giacalone was absent.

10
11 A moment of silence was observed, and the Pledge of Allegiance was led by Chairwoman
12 Debbie Flinn.

13
14 **AGENDA REVIEW**
15

16 No Comment
17

18 **PUBLIC COMMENT**
19

20 No Comment
21

22 **MINUTES**
23

24 **MOTION by Oscar Trujillo, SECONDED by William McCoy to approve the May 7, 2018**
25 **minutes as written.**
26

27 **AYE:** Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager
28

29 **NAY:** None
30

31 **MOTION PASSED: 6-0**
32

33 **COMMISSION DISCUSSION & ACTION ITEMS**
34

35 **Debbie Flinn** explained Paul Giacalone could not attend tonight's meeting due to an emergency
36 and requested a motion to excuse him.
37

38 **MOTION by William McCoy, SECONDED by Oscar Trujillo to approve the April 2, 2018**
39 **minutes as written.**
40

41 **AYE:** Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager
42

43 **NAY:** None
44

45 **MOTION PASSED: 6-0**
46

1 **Item 1: Resolution 2018-06 815 Elm Forest Dr Variance**

2
3 **Chris Ryan** read the resolution by title and swore in those wishing to speak.
4

5 **Joyce Heffington** explained staff recommends approval and believes the applicant has proven
6 hardship in order to be granted a variance.
7

8 **Jeff Henderson** inquired if any neighbors have objected.
9

10 **Joyce Heffington** stated we have not heard any concerns.
11

12 **MOTION by David Yeager, SECONDED by Oscar Trujillo to approve Resolution 2018-06**
13 **815 Elm Forest Dr. Variance.**
14

15 **AYE:** Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager
16

17 **NAY:** None
18

19 **MOTION PASSED: 6-0**
20

21 **Joyce Heffington** explained this item would be seen by City Council on June 19 at 6:30 pm.
22

23 **Item 2: Ordinance 2018-06 Parkview Oaks Annexation & Rezoning**
24

25 **Chris Ryan** read the ordinance by title and swore in those wishing to speak.
26

27 **Pam Serviss** suggested Daniel Smith sit in for Paul Giacalone in his absence so his votes can
28 count.
29

30 **Joyce Heffington** explained this is a project the commission has seen before at a prior workshop.
31 The project is on Sullivan Rd with access from Scrub Jay Ln. Also explained details of the
32 project.
33

34 **Tim Green**, applicant, and **Curt Wilkinson**, co-applicant. Also, present is the Traffic Engineer,
35 Civil Engineer, and the Environmental Consultant.
36

37 **Chris Ryan** read Ordinance 2018-07 by title.
38

39 **Tim Green** listed details of the proposed project.
40

41 **Daniel Smith** indicated the plan shown by the applicant is not the plan included in the agenda
42 packet.
43

44 **Joyce Heffington** stated the applicant has not supplied this version of the plan to the city.
45 **Debbie Flinn** expressed concern with 35 foot lots having an 80% impervious surface ratio.
46

1 **Tim Green** explained the high impervious surface ratio is necessary due to the small lot size.
2 This product are bungalows which are different product than what the city has seen before.

3
4 **Rob Moore**, 18008 Victorian Dr.

5
6 Chris Ryan swore in Mr. Moore.

7
8 **Rob Moore** expressed concern that the road improvements are not depicted on any plans.

9
10 **Joyce Heffington** explained the bike trail is in addition to the existing right of way so it should
11 not affect the area the residents currently ride their horses in.

12
13 Chris Ryan swore in those wishing to speak.

14
15 **Laura Hodgee**, 12711 Sullivan Rd, expresses appreciations for the adjustments made to the
16 plans with the residents in consideration. Also expressed concern with the number of homes
17 being built in the area.

18
19 **Lorraine Frankenfield**, 18146 Victorian Dr, voiced concern with the number of homes being
20 built in the area.

21
22 **Tim Green** stated they are sensitive to the amount of traffic the project will bring.

23
24 **Rena Grieshaber**, 12512 Sullivan Rd, inquired on the fencing of the development.

25
26 **Tim Green** explained what they are planning for landscape buffers.

27
28 **David James**, 12611 Sullivan Rd, expressed concern with the number of homes and whether the
29 wall would be installed or not.

30
31 **Tim Green** explained they will have a plan on June 19 as to where walls will and won't be.

32
33 **Phyllis Muller**, 12434 Sullivan Rd, expressed concern with the number of houses in the area.

34
35 **MOTION by David Yeager, SECONDED by William McCoy to approve Ordinance 2018-**
36 **06 Parkview Oaks Annexation & Rezoning**

37
38 **AYE:** Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

39
40 **NAY:** None

41
42 **MOTION PASSED: 6-0**

43
44 **MOTION by David Yeager, SECONDED by Jeff Henderson to approve Ordinance 2018-**
45 **07 Parkview Oaks Comprehensive Plan Amendment**
46

1 **AYE:** Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

2
3 **NAY:** None

4
5 **MOTION PASSED:** 6-0

6
7 **MOTION by David Yeager, SECONDED by Daniel Smith to approve Parkview Oaks**
8 **Developer Agreement provided that an updated plan is provided to the city, and provide**
9 **clarification of the installation of walls along Sullivan Rd.**

10
11 **AYE:** Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

12
13 **NAY:** None

14
15 **MOTION PASSED:** 6-0

16
17 **PUBLIC DISCUSSION**

18
19 No discussion.

20
21 **REPORTS/COMMENTS**

22
23 **Pam Serviss** stated the city will be having a workshop on June 13. There will also be a school
24 event on June 24.

25
26 **Mark Johnson** stated the ground breaking ceremony for the sewer line extension will be held on
27 June 20 at 10:30 am.

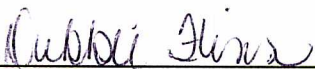
28
29 **MOTION by Oscar Trujillo, SECONDED by William McCoy to adjourn.**

30
31 **AYE:** Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager


32
33 **NAY:** None

34
35 **MOTION PASSED:** 6-0

36
37 *Meeting adjourned at 8:43 p.m.*

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39
40 
41 _____
42 Debbie Flinn, Chairwoman

43
44 **ATTEST:**

45 
46 _____
47 Kristine Thompson, Administrative Assistant