

Minneola Planning & Zoning Commission**Minutes****June 5, 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 Commissioner Leonard Jackson, Alternate Member Nathan Focht, 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).

Vice-Chairman Henderson was absent.

CALL TO ORDER

Chairman Paul Giacalone called the meeting to order.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Commissioner Trujillo led in the Pledge of Allegiance.

AGENDA REVIEW

No Comments.

MOTION by Alternate Member Focht, **SECONDED** by Commissioner McCoy to approve the June 5th 2023 P&Z Commission meeting agenda.

AYE: Giacalone, Focht, McCoy, Jackson, Trujillo

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

No public comment.

MINUTES

No Comment.

47 **MOTION by Alternate Member Focht, SECONDED by Commissioner McCoy to approve**
48 **the May 1st 2023 Planning & Zoning Commission Meeting Minutes.**

49
50 **AYE:** Giacalone, Focht, McCoy, Jackson, Trujillo

51
52 **NAY:** None

53
54 **MOTION PASSED: 5-0**

55
56 **MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to excuse Vice-**
57 **Chairman Henderson from the June 5th 2023 Planning & Zoning Commission Meeting.**

58
59 **AYE:** Giacalone, Focht, McCoy, Jackson, Trujillo

60
61 **NAY:** None

62
63 **MOTION PASSED: 5-0**

64
65 **Grant Watson** swore in all that were to speak.

66
67 **DISCUSSION ITEMS**

68
69 **Item 2: Resolution 2023-11 The Way Academy Conditional Use Permit**

70
71 **Grant Watson** read out item 2.

72
73 **Heather Urwiller** detailed item 2 providing a brief history on the site, which originally served as
74 the former New Hope Christian Academy. The same location which the Conditional Use Permit
75 applicant, Charles Williams would like to establish The Way Academy. A private Christian
76 School for grades 6-8. She noted that the application is consistent with the City's Land
77 Development Code and Comp Plan, seeking to use the site as-is, along with the site meeting code
78 for the number of students and staff. A narrative was also provided with how the site would
79 operate. She noted that a conditional use permit would have been required for the original school
80 (New Hope Christian Academy) but was never approved.

81
82 **Heather Urwiller** noted that there would be conditions to go along with for approval.

83 **Condition 1:** The owner will commence operations under this Conditional Use within one year
84 from the effective date of the resolution. The conditional use permit granted herein shall lapse as
85 provided by section 106-1g of the land development code regulations. **Condition 2:** The
86 conditional use permit granted herein shall be valid for one year from the effective date of this
87 resolution and will automatically renew for one-year terms, subject to review of the city council
88 as provided by section 106-1g of the land development regulations. The owner shall comply with
89 the applicable version of the code of ordinances for the City of Minneola. Queueing of motor
90 vehicles along East Baker Street is prohibited. Parking shall be provided consistent with section
91 122-35 subparagraph 4 of the Land Development Regulations. All lighting shall be dark sky

lighting. Expansions to the site to include additions to existing and new building. **Condition 3** is that the private school will obtain and maintain a business tax receipt and license.

Chairman Giacalone called the applicant up.

Charles Williams provided his teaching history and ideas for The Way Academy.

Commissioner McCoy asked how many students would be in attendance.

Charles Williams replied that the first year, they would be expecting 40 students, all 6th, 7th and 8th grade.

Commissioner McCoy asked if there was to be bus traffic.

Charles Williams replied that there would be no school buses.

Commissioner McCoy asked if the hours would be consistent with Lake County.

Charles Williams replied 8:15am to 3:15pm.

Alternate Member Focht noted that he had known Charles Williams beforehand from when he was a principal at Real Life Church in Clermont to disclose.

Chairman Giacalone noted that they had met before when he worked with Lake County Schools.

Chairman Giacalone called for public comment.

No public comment.

MOTION by Alternate Member Focht, SECONDED by Commissioner Trujillo to approve Item 2: Resolution 2023-11 The Way Academy Conditional Use Permit with staff recommendations.

AYE: Giacalone, Focht, McCoy, Jackson, Trujillo

NAY: None

MOTION PASSED: 5-0

Item 3: Ordinance 2023-18 Design Standards For B-1 I-1 OR PUD RMF-1 RMF-2

Grant Watson read out item 3.

Joyce Heffington detailed the item, stating that it is a state law passed by the State of Florida called the Live Local Act, which will go into effect on July 1st 2023. A response to what the state

feels is a housing shortage, allowing affordable residential housing in commercial and industrial zoning, not just residential zoning. It is what RMF – 2 zoning is for most of the zoning, and so it is to place RMF-2 zoning standards are inserted into the non-residential zonings, such as setbacks and greenspace requirements.

Grant Watson noted that it is expanding the zoning classifications in which affordable housing would be available, opening more opportunities for affordable housing development by opening up the different zoning classifications in addition to residential, to allow those to be developed. There is also a note that contemplates that some cities may have less industrial and commercial properties than other cities. If under a 20 percent threshold, which Minneola may be, then there will need to be a mixed uses component to preserve the ability to still offer commercial and industrial within the city.

Chairman Giacalone inquired if there was any possibility to table Item 3 to the next meeting.

Grant Watson noted that if there is no design guidelines criteria by July 1st 2023, then it would not be applicable, requiring it to be on the books with City Council, requiring some recommendation, one way or another to be passed on to council.

MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to approve Item 3: Ordinance 2023-18 Design Standards For B-1 I-1 OR PUD RMF-1 RMF-2 as presented.

AYE: Focht, McCoy, Jackson, Trujillo

NAY: Giacalone

MOTION PASSED: 4-1

Item 4: Ordinance 2023-19 Main Ave Redevelopment District Design Standards

Grant Watson read out item 4.

Joyce Heffington provided further detail on the item, allowing for lap siding on the exterior of buildings within the (MA) Main Avenue Redevelopment District.

Chairman Giacalone called for public comment.

No public comment.

A discussion on lap siding materials ensued.

MOTION by Alternate Member Focht, SECONDED by Commissioner Trujillo to approve Item 4: Ordinance 2023-19 Main Ave Redevelopment District Design Standards first reading with conditions of concrete only.

184 **AYE:** Giacalone, Focht, McCoy, Jackson, Trujillo

185
186 **NAY:** None

187
188 **MOTION PASSED: 5-0**

189
190 **FINAL PUBLIC COMMENTS**

191
192 No public comment.

193
194 **FINAL REPORTS**

195
196 **Councilor Flinn** announced that there would be a food drive at Lake Minneola High School at
197 10:00 am on June 16th.

198
199 **Heather Urwiller** noted that the next Planning & Zoning meeting will be moved to Monday, July
200 10th due to scheduling conflict with the July 4th holiday.

201
202 **Chairman Giacalone** inquired with Heather Urwiller as to the possibility of getting the agenda
203 packets one week out before the meeting.

204
205 **Heather Urwiller** responded that she will check if there would be any issues.

206
207 **MOTION by Commissioner McCoy, SECONDED by Alternate Member Focht to adjourn.**

208
209 **AYE:** Giacalone, Focht, McCoy, Jackson, Trujillo

210
211 **NAY:** None

212
213 **MOTION PASSED: 5-0**

214
215 *(Meeting adjourned at 6:59 P.M.)*

216
217
218
219
220
221  2 Oct. 2023
222 _____
223 Jeff Henderson, Vice-Chairman

224 **ATTEST:**

225
226
227
228
229  _____

230 Corey DeVogel, Planning Technician