

**Minneola Planning and Zoning Commission
Minutes
June 6, 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 Commissioner Leonard Jackson, Commissioner William McCoy, Councilor Kelly Price (Council Liaison), Grant Watson (City Attorney) Joyce Heffington (City Planner) and Corey DeVogel (Planning Technician).

Vice-Chairman Jeff Henderson was absent. Commissioner Oscar Trujillo was initially absent until Item 4.

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**.

Motion by Commissioner McCoy and Seconded by Commissioner Jackson to excuse Vice-Chairman Henderson.

AYE: McCoy, Giacalone, Jackson

NAY: None

MOTION PASSED: 3-0

AGENDA REVIEW

Joyce Heffington stated that Item 4 had been resolved.

PUBLIC COMMENTS

Chairman Giacalone called for public comment.

No public comment.

MINUTES

No comments.

1 **MOTION by Commissioner McCoy, SECONDED by Commissioner Henderson to**
2 **approve Ordinance the May Planning & Zoning Commission Meeting minutes.**

3
4 **AYE:** McCoy, Giacalone, Jackson

5
6 **NAY:** None

7
8 **MOTION PASSED: 3-0**

9
10 **DISCUSSION ITEMS**

11
12 **Item 1: Resolution 2022-02 The Reserve at Lake Ridge Variance**

13
14 **Grant Watson** read the resolution by title and description and swore in members of the
15 audience and staff wishing to speak on the item.

16
17 **Joyce Heffington** provided more detail on the item.

18
19 **Chairman Giacalone** called for public comment.

20
21 No comment.

22
23 **MOTION by Commissioner McCoy, SECONDED by Commissioner Jackson to**
24 **approve Ordinance 2022-02 The Reserve at Lake Ridge Variance**

25
26 **AYE:** McCoy, Giacalone, Jackson

27
28 **NAY:** None

29
30 **MOTION PASSED: 3-0**

31
32 **Item 2: The Reserve at Lake Ridge Phase 2 Preliminary Subdivision Plat**

33
34 **Grant Watson** read the resolution by title and description and reminded any potential
35 speakers that they were still under oath.

36
37 **Joyce Heffington** went into further detail on the item regarding landscape requirements and
38 giving staff recommendation for approval.

39
40 A discussion regarding landscape, parking requirements and school concurrency ensued.

41
42 **MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to**
43 **approve Item 2: The Reserve at Lake Ridge Phase 2 Preliminary Subdivision Plat**
44 **upon the conditions that the parties agreed upon.**

45
46 **AYE:** McCoy, Giacalone, Jackson

1
2 **NAY:** None

3
4 **MOTION PASSED: 3-0**

5
6 **Item 3: Minneola Commons Site Plan**

7
8 **Grant Watson** read out the item and swore in all that were to speak.

9
10 **Joyce Heffington** provided further detail on Item 3.

11
12 **Tom Skelton**, the civil engineer approached the podium to answer any questions.

13
14 A discussion regarding a traffic study, egresses and ingresses ensued.

15
16 **MOTION by Commissioner McCoy, SECONDED by Commissioner Jackson to**
17 **approve Item 3: Minneola Commons Site Plan with staff recommendations.**

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

20
21 **NAY:** None

22
23 **MOTION PASSED: 3-0.**

24
25 **Item 4 Imperial Ridge Road Access Discussion** had been previously resolved.

26
27 **Commissioner Oscar Trujillo** arrived.

28
29 **Item 5: Ordinance 2022-06 Electric Vehicles**

30
31 **Grant Watson** read out the item.

32
33 **Joyce Heffington** went into more detail on the item.

34
35 **Chairman Giacalone** called for public comment.

36
37 A discussion on electric charging stations ensued.

38
39 **Commissioner Trujillo** expressed concern regarding having a meeting to discuss what the
40 ideal requirement for electric car charging stations would be.

41
42 **Commissioner Jackson** agreed with Commissioner Trujillo.

43
44 **Commissioner McCoy** agreed that a special workshop would be necessary.

45
46 **Chairman Giacalone** said that the proposed number seemed to be overkill.

1
2 **MOTION by Commissioner Jackson, SECONDED by Commissioner McCoy to**
3 **approve Item 5: Ordinance 2022-06 Electric Vehicles with the city council being made**
4 **aware of all concern mentioned whether it may be a workshop or a special forum for**
5 **a reasonable decision to be made.**

6
7 **AYE:** McCoy, Giacalone, Jackson

8
9 **NAY:** Trujillo

10
11 **MOTION PASSED: 3-1**

12
13 **Item 6: Ordinance 2022-14 Car Washes**

14
15 **Grant Watson** read out Item 6.

16
17 **Joyce Heffington** provided further detail on Item 6 changing carwashes from B-1 to I-1
18 Industrial zoning.

19
20 No public comment.

21
22 **MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to**
23 **approve Item 6: Ordinance 2022-14 Car Washes.**

24
25 **AYE:** McCoy, Giacalone, Jackson, Trujillo

26
27 **NAY:** None

28
29 **MOTION PASSED: 4-0.**

30
31 **FINAL PUBLIC COMMENTS**

32
33 **Chairman Giacalone** called for final public comments.

34
35 **No Comments**

36
37 **FINAL REPORTS**

38
39 **Councilor Price** handed out documents showing the average pay for P&Z boards in the
40 area showing that the current pay of \$75.00 will remain the same.

1 **MOTION by Commissioner McCoy, SECONDED by Commissioner Trujillo to**
2 **adjourn.**

3
4 **AYE:** McCoy, Trujillo, Giacalone, Jackson

5
6 **NAY:** None

7
8 **MOTION PASSED: 4-0**

9
10 *(Meeting adjourned at 7:34 P.M.)*

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16 
17 Paul Giacalone, Chairman

18 **ATTEST:**

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22
23
24 
Corey DeVogel, Planning Technician