

Minneola Planning and Zoning Commission**Minutes****November 2, 2020 at 6:30 PM****Minneola City Hall**

The City of Minneola Planning and Zoning Commission was called to order by Chairwoman Debbie Flinn. Also present were Commissioner Oscar Trujillo, Commissioner Leonard Jackson, Commissioner William McCoy, Commissioner Daniel Smith, Grant Watson (City Attorney), City Council Vice Mayor Pam Serviss, Joyce Heffington, (City Planner), Ramon Flores (Senior Code Enforcement Officer), April Sheppard (City Clerk Assistant). Absent were Commissioner Jeff Henderson and Vice Chairman Paul Giacalone.

CALL TO ORDER

Chairwoman Flinn 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 Jackson**.

AGENDA REVIEW

There were no requests to modify the agenda.

Chairwoman Debbie Flinn requested a motion to excuse Commissioner Jeff Henderson and Vice Chair Paul Giacalone from tonight's meeting.

MOTION by Commissioner Smith SECONDED BY Commissioner Trujillo to excuse Commissioner Jeff Henderson and Vice Chairman Paul Giacalone.

AYE: Trujillo, Jackson, Flinn, McCoy, Smith

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

Chairwoman Flinn asked for public comments. There were no comments.

MINUTES

Chairwoman Flinn requested a motion to approve the minutes.

47 **Joyce Heffington** explained that Kristine Thompson, Administrative Assistant, reviewed
48 the audio recording for the September 14, 2020 minutes confirming who made motions and
49 seconds, and they should be correct.

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51 **MOTION by Commissioner McCoy, SECONDED by Commissioner Smith to approve**
52 **the minutes from September 14, 2020 and October 5, 2020 as written.**

53
54 **AYE:** Trujillo, Jackson, Flinn, McCoy, Smith

55
56 **NAY:** None

57
58 **MOTION PASSED: 5-0**

59
60 **DISCUSSION & ACTION ITEMS**

61
62 **Item 1: Ordinance 2020-10 Singh Annexation and Rezoning**

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64 **Grant Watson**, City Attorney, read Ordinance 2020-10 by title and swore in staff and
65 members of the audience wishing to speak on either this item or the second item.

66
67 **Item 2: Ordinance 2020-11 Singh Comprehensive Plan Amendment**

68
69 **Grant Watson** also stated two separate motions were needed, but he would go ahead and
70 read Item 2. **Grant Watson** read Item 2: Ordinance 2020-11 by title.

71
72 **Joyce Heffington** explained this is for two lots with houses facing Highway 27 seeking to
73 be rezoned into the city from the county for commercial potential and is split by Bishop's
74 Point Road. City staff recommends approval.

75
76 **Commissioner Smith** spoke in favor of county properties seeking to annex into the city as
77 commercial non-residential properties along the Highway 27 corridor.

78
79 **Commissioner McCoy** replied in favor with no questions.

80
81 **Grant Watson** swore in Applicant Chris Singh who approached the Commission to speak.

82
83 **Commissioner McCoy** inquired about the applicant's plans for the property after approval
84 or disapproval.

85
86 **Mr. Chris Singh** responded that he has made no decisions, no plans. Would be proud to be
87 in Minneola with its growth and beautiful hills. He does have an additional 16 acres he
88 would like to annex later into Minneola also. Suggested since Minneola has a lot of hills,
89 why not, in the future, name it Minneola in the Hills. Since he is retired military, he's not
90 exactly sure what he's doing with the property but will definitely let you know.
91

92 **Commissioner Trujillo** spoke in favor and inquired about any neighbors opposed to this,
93 complaining about noise or something like that.

94
95 **Mr. Singh** responded the only neighbor would be the prison and they don't complain too
96 much.

97
98 **Commissioner Trujillo** thanked the applicant, and he, along with the Commission, thanked
99 him for his service.

100
101 **Commissioner McCoy** asked Planning what the General Commercial Use types of
102 businesses are.

103
104 **Joyce Heffington** stated retail, restaurants, stores, medical offices. Not industrial, that's
105 different. Anything not specifically stated in the zoning for B-1 would have to apply for a
106 Conditional Use Permit, if not prohibited. There are some businesses prohibited.

107
108 **Chairwoman Flinn** requested a motion to approve.

109
110 **MOTION by Commissioner Jackson, SECONDED by Commissioner Trujillo, to**
111 **approve Item 1: Ordinance 2020-10 Singh Annexation and Rezoning.**

112
113 **AYE:** Trujillo, Jackson, Flinn, McCoy, Smith

114
115 **NAY:** None

116
117 **MOTION PASSED: 5-0**

118
119 **MOTION by Commissioner Smith, SECONDED by Commissioner Jackson, to**
120 **approve Item 2: Ordinance 2020-11 Singh Comprehensive Plan Amendment.**

121
122 **AYE:** Trujillo, Jackson, Flinn, McCoy, Smith

123
124 **NAY:** None

125
126 **MOTION PASSED: 5-0**

127
128 **FINAL PUBLIC COMMENTS**

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130 **Chairwoman Flinn** asked for final public comments. There were no comments.

131
132 **REPORTS**

- 133
134
 - City Council Vice Mayor Pam Serviss thanked the Commission, nothing to report
 - 135 • Grant Watson nothing to report
 - 136 • Joyce Heffington thanks given to April Sheppard for clerking for Kristine Thompson
 - 137 tonight. Commission expressed thanks as well.

- 138 • Commissioner Trujillo expressed good things for the General Election vote
139 tomorrow and Happy Thanksgiving.
140 • Commissioner Jackson nothing to report
141 • Commissioner McCoy nothing to report
142 • Commissioner Smith asked Joyce regarding UF updates.
143 ○ Joyce responded she will check with Brooke, since they have been working
144 from home and not back in the office yet. Regarding the Minneola Hills Park
145 Phase 2, they have reviewed it and recommendations have been made on the
146 plans. Not pushing for a meeting here yet.
147 • Chairwoman Flinn asked City Mayor Pat Kelley, who was in the audience, if he
148 would like to speak. Mayor Kelley wished everyone a Happy Thanksgiving.
149

150 **Chairwoman Flinn** wished everyone a Happy Thanksgiving and congratulated Mr.
151 Singh, then asked for a motion to adjourn.
152

153 **MOTION by Commissioner Jackson, SECONDED by Trujillo to adjourn.**
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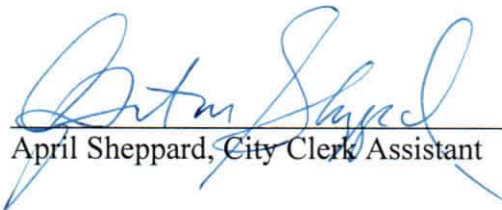
155 **AYE:** Trujillo, Jackson, Flinn, McCoy, Smith
156

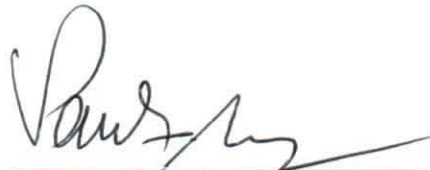
157 **NAY:** None
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159 **MOTION PASSED: 5-0**
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161 *(Meeting adjourned at 6:47 P.M.)*
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166
167 **ATTEST:**
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April Sheppard, City Clerk Assistant



Debbie Flinn, Chairwoman
