

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

November 5, 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 Paul Giacalone, Commissioner
7 Jeffery Henderson, Commissioner Leonard Jackson, Commissioner Oscar Trujillo,
8 Commissioner William McCoy, Commissioner Daniel Smith, Scott Gerken (City Attorney),
9 Joyce Heffington (City Planner), Kristine Thompson (Administrative Assistant), Commissioner
10 David Yeager was absent.
11

12 A moment of silence was observed, and the Pledge of Allegiance was led by Chairwoman
13 Debbie Flinn.
14

15 **MOTION by Paul Giacalone, SECONDED by William McCoy to excuse David Yeager.**
16

17 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Smith
18

19 **NAY:** None
20

21 **MOTION PASSED: 7-0**
22

23 **AGENDA REVIEW**
24

25 No discussion.
26

27 **PUBLIC COMMENT**
28

29 No Comment
30

31 **MINUTES**
32

33 **MOTION by William McCoy, SECONDED by Oscar Trujillo to approve the November 5,**
34 **2018 minutes as written.**
35

36 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Smith
37

38 **NAY:** None
39

40 **MOTION PASSED: 7-0**
41

42 **COMMISSION DISCUSSION & ACTION ITEMS**
43

44 **Item 1: Lake County Park Trails Master Plan**
45

1 **Gallus Quigley** and **Dwayne Henry** discuss Lake County's master trail plan and requested the
2 City's support of the master plan when considering developments.
3 Discussion followed regarding the benefits of the plan and ways the city can support the plan.
4

5 **MOTION by Daniel Smith, SECONDED by Paul Giacalone recommend approval of Lake**
6 **County's Master Trail plan.**

7
8 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Smith
9

10 **NAY:** None
11

12 **MOTION PASSED: 7-0**
13

14 **Item 2: Resolution 2018-21 Popeye's Variance**
15

16 **Bob Ziegenfuss**, representative for Popeye's, showed a PowerPoint presentation. They are
17 requesting a wall height of 15 feet.
18

19 **Scott Gerken** swore in those wishing to speak.
20

21 **Bob Ziegenfuss** explained they are also requesting a 3:1 grade.
22

23 **William McCoy** inquired if this wall would affect the neighborhood behind the site.
24

25 **Jeff Henderson** inquired if the grade will be similar to that of Dollar General and Dunkin
26 Donuts.
27

28 **Leonard Jackson** inquired why the wall couldn't be stepped versus straight.
29

30 **Bob Ziegenfuss** explained this would make planting more difficult and would like still be wall
31 segment more than 6 ft.
32

33 **Oscar Trujillo** asked if they would be willing to mask wall with landscaping.
34

35 **Bob Ziegenfuss** stated a buffer could be planted on down end to help hide the wall.
36

37 **Daniel Smith** asked how tall the wall behind Dunkin Donuts was.
38

39 **Bob Ziegenfuss** stated he was unsure but he does not believe it is quite this tall.
40

41 **MOTION by Daniel Smith, SECONDED by Jeff Henderson to approve resolution as**
42 **written.**
43

44 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Smith
45

46 **NAY:** None

1
2 **MOTION PASSED: 7-0**

3
4 **Item 3: Resolution 2018-22 Saxon Properties Variance**

5
6 **Scott Gerken** read the resolution by title and swore in those wishing to speak.

7
8 **Joyce Heffington** explained St. John's Water Management District has remarked where the
9 flood zone is and is the property owner is now restricted to one building. The buildable area was
10 greatly reduced which has made it very difficult for his to put the warehouse in and having
11 parking behind the warehouse, which is what code requires. It has also made it difficult for this
12 site to have the required landscape buffer.

13
14 Discussion followed regarding parking spaces.

15
16 **MOTION by Oscar Trujillo, SECONDED by William McCoy to approve resolution as**
17 **written.**

18
19 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Smith

20
21 **NAY:** None

22
23 **MOTION PASSED: 7-0**

24
25 **Item 3: Ordinance 2018-22 Model Homes and Model Sales Centers**

26
27 **Scott Gerken** read the ordinance by title.

28
29 **Joyce Heffington** explained council has asked we allow model homes and model sale centers a
30 permitted use, but still require the builder to post a bond and submit plans.

31
32 **MOTION by Oscar Trujillo, SECONDED by Jeff Henderson to approve the ordinance as**
33 **written.**

34
35 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Smith

36
37 **NAY:** None

38
39 **MOTION PASSED: 7-0**


40
41 **MOTION by Oscar Trujillo, SECONDED by Paul Giacalone to adjourn.**

42
43 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Smith

44
45 **NAY:** None

1 **MOTION PASSED: 7-0**

2
3 *Meeting adjourned at 8:18 p.m.*

4
5
6 
7 _____
8 Debbie Flinn, Chairwoman

9 **ATTEST:**

10
11 
12 _____
12 Kristine Thompson, Administrative Assistant