

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

October 2, 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 David Yeager, Chris Ryan (City Attorney),
9 Joyce Heffington (City Planner), Kristine Thompson (Administrative Assistant).

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 David Yeager requested Item 5 be moved to Item 1.
17

18 **MOTION by David Yeager, SECONDED by Paul Giacalone to approve the agenda with**
19 **Item 5 moved to Item 1.**
20

21 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager
22

23 **NAY:** None
24

25 **MOTION PASSED: 7-0**
26

27 **PUBLIC COMMENT**
28

29 No Comment
30

31 **MINUTES**
32

33 **MOTION by Paul Giacalone, SECONDED by Oscar Trujillo to approve the September 10,**
34 **2018 minutes as written.**
35

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

38 **NAY:** None
39

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

42 **COMMISSION DISCUSSION & ACTION ITEMS**
43

44 **Item 5: Holden Ridge Preliminary Subdivision Plan**
45

46 **Chris Ryan** swore in those wishing to speak.

1
2 **Joyce Heffington** added a dog park, supplied a color drawing, staff has the same concerns as
3 before. The plan does not match the conceptual plan. Joyce confirmed with Clermont and Lake
4 County that there is no plan at this time to install a trail that would connect to this site. Chief
5 Otero also has some fire related concerns.

6
7 **David Yeager** stated he does not like the plan but it is a plan that works for the owner and Ryan
8 Homes.

9
10 **Gary Webster** explained the reasoning as to why Ryan Homes has opted to not have a pool.
11 This is to help keep the Homeowner's Association fees low. Ryan Homes will install the pool if
12 the City desires it.

13
14 **David Yeager** inquired what the price range of townhomes will be.

15
16 **Gary Webster** around \$220,000 as an entry home, and not rising much higher than that.

17
18 **Chuck Hiatt** made a statement regarding the concern that the Preliminary Plan does not match
19 the PUD plan, note number 1 on plan states the plan is conceptual in nature and is subject to
20 change due to engineering and market considerations. There are some reason why they couldn't
21 meet exactly what the PUD layout was.

22
23 **David Yeager** asked Mark Johnson if he had any concerns.

24
25 **Mark Johnson** stated it is up to the Commission. Main concern was that the development was
26 gated and roads maintained by the Homeowner's Association.

27
28 **Debbie Flinn** stated part of staff's recommendation was that plan will need to include no parking
29 and fire lane signage.

30
31 **Chuck Hiatt** signs will be addressed at Final Construction Plans with the engineering.

32
33 **Leonard Jackson** inquired if the fire signage was what Chief Otero was concerns about.

34
35 **Joyce Heffington** stated it was his concern, but it can be address on the Final Construction
36 Plans.

37
38 **MOTION by David Yeager, SECONDED by William McCoy to recommend approval of**
39 **Holden Ridge Preliminary Subdivision Plan, plan needs to include no parking, fire signage,**
40 **make sure documents say the Homeowner's are responsible for everything behind the gate**
41 **as far as paving and resurfacing.**

42
43 **AYE:** Giacalone, Henderson, Jackson, Flinn, McCoy, Yeager

44
45 **NAY:** Trujillo
46

1 **MOTION PASSED: 6-1**

2
3 **Item 1: Ordinance 2018-16 Roll-Off Container**

4
5 **Chris Ryan** read Ordinance 2018-16 by title.

6
7 **Joyce Heffington** explained this ordinance is for the dumpsters that the construction companies
8 use when building. They have the tendency to drop them and drag them on the roads and tear up
9 brand new roads. This would help defray the costs. The permit money would go towards helping
10 the repaving of the roads.

11
12 **David Yeager** suggested this apply to new construction only and permit fee should be \$80 per
13 dwelling unit.

14
15 Commission agreed the fee for Roll-off Containers should be per dwelling units with a flat
16 \$80.00 fee.

17
18 **Chris Ryan** will make changes suggested by the Commission and present it to City Council.

19
20 **Item 2: Ordinance 2018-17 Donation Bins**

21
22 **Chris Ryan** read Ordinance by title.

23
24 **Joyce Heffington** explained we have had some problems with donation bins being dumped
25 places and not necessarily identifying who they are for or not emptied on a regular basis and
26 causing a lot of debris and trash to be around them, which is a health hazard as well as does not
27 look nice for the city. So this ordinance would require them to have a site plan to show where the
28 bins are placed, they would need to be permitted, and would only be valid for a certain amount of
29 time, would need to be identified who they are for, who can be contacted in case they are not
30 maintained.

31
32 **Debbie Flinn** asked if donation bins are currently allowed in the city.

33
34 **Ramon Flores** stated if they are in the right-of-way they are in violation and if they are on
35 private property it is in violation of their site plan.

36
37 **David Yeager** asked if the city could ban donation bins.

38
39 **Chris Ryan** confirmed they could be banned. He would have to look into the legality of this.

40
41 **Leonard Jackson** suggested instead of creating new legislation to ban donation bins we work on
42 enforcing existing ordinances to have the donation bins removed.

43
44 Commission agreed they would like bins eliminated altogether.

45
46 **Chris Ryan** will look into banning donation bins.

1 **Item 3: Ordinance 2018-18 Office Residential Main Ave Overlay District**

2
3 **Chris Ryan** read the Ordinance by title.
4

5 **Joyce Heffington** explained the Commission has seen this ordinance already, but City Council
6 requested a bigger overlay district. Identifies more specific colors.
7

8 **MOTION by Paul Giacalone, SECONDED by Jeff Henderson to recommend approval of**
9 **Ordinance 2018-18 as written.**

10
11 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager
12

13 **NAY:** None
14

15 **MOTION PASSED: 7-0**
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17 **Item 4: Ordinance 2018-19 Development Standards**

18
19 **Chris Ryan** read the Ordinance by title.
20

21 **Joyce Heffington** stated this ordinance is important now since there are more projects coming.
22

23 **MOTION by Oscar Trujillo, SECONDED by Paul Giacalone to recommend approval of**
24 **Ordinance 2018-19 as written.**

25
26 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager
27

28 **NAY:** None
29

30 **MOTION PASSED: 7-0**
31

32 **PUBLIC DISCUSSION**

33
34 No comment.
35

36 **REPORTS/COMMENTS**
37

38 **Mark Johnson** stated Minneola Charter is doing an expansion. The city has requested that they
39 do a traffic study and try to provide a driveway access on Fosgate Rd. It appears they were not
40 going to do that but Pearl St. and Minneola Ave. cannot handle that. Because they are on district
41 property we do not have a lot of say.
42

43 **Pam Serviss** Minneola's 8th annual Safe Night Out is on Halloween from 5:00 to 8:00.
44

45 **David Yeager** discussed possible commercial vs. residential roll-off dumpster permit fees.
46

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

2
3 **AYE:** Giacalone, Henderson, Jackson, Flinn, Trujillo, McCoy, Yeager

4
5 **NAY:** None

6
7 **MOTION PASSED: 7-0**

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9 *Meeting adjourned at 8:20 p.m.*

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11
12 
13 Debbie Flinn, Chairwoman

14 **ATTEST:**

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16 
17

18 Kristine Thompson, Administrative Assistant