

**Minneola Planning and Zoning Commission
Minutes
September 12, 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 Vice-Chairman Jeff Henderson, Commissioner William McCoy, Councilor Debbie Flinn (Council Liaison), Francesca Sabatini (City Attorney) Joyce Heffington (City Planner) and Corey DeVogel (Planning Technician).

Commissioner Leonard Jackson was absent.

CALL TO ORDER

Chairman Paul Giacalone called the meeting to order.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by **Vice-Chairman Jeff Henderson**.

MOTION by Commissioner Trujillo, SECONDED by Commissioner McCoy to excuse Commissioner Leonard Jackson for the September 12, 2022 Planning and Zoning Commission meeting.

AYE: McCoy, Giacalone, Henderson, Giacalone

NAY: None

MOTION PASSED: 4-0

AGENDA REVIEW

No Comments.

MOTION by Commissioner McCoy, SECONDED by Vice Chairman Henderson to approve the September 12, 2022 P&Z meeting agenda.

AYE: McCoy, Giacalone, Henderson, Giacalone

NAY: None

MOTION PASSED: 4-0

PUBLIC COMMENTS

Chairman Giacalone called for public comment.

No public comment.

MINUTES

No comments.

MOTION by Vice-Chairman Henderson, SECONDED by Commissioner McCoy to approve the August 2022 Planning & Zoning Commission Meeting minutes.

AYE: McCoy, Giacalone, Henderson, Giacalone

NAY: None

MOTION PASSED: 4-0

DISCUSSION ITEMS

Item 1: Resolution 2021-20 CUP Carwash

Francesca Sabatini read out Item 1.

Joyce Heffington provided further detail on the item.

Brett Dargis the development partner for the applicant spoke to the Commission Board around.

Greg Crawford the civil engineer for the project spoke to the Commission Board regarding code requirements.

James Taylor the traffic engineer for the project spoke with the Commission Board regarding traffic flow and egress and ingress.

A discussion on the previous staff comments regarding architectural style, code requirements, and staff comments that were not met ensued.

MOTION by Vice-Chairman Henderson, SECONDED by McCoy to deny Resolution 2021-20 CUP Carwash and come back when staff comments have been met.

AYE: McCoy, Giacalone, Henderson, Giacalone

NAY: None

MOTION PASSED: 4-0

Item 2: Ordinance 2022-18 Comprehensive Plan Amendment

Francesca Sabatini read out Item 2.

Joyce Heffington asked if Item 2 and 3 could be discussed together.

Francesca Sabatini confirmed that it can be done simultaneously.

Joyce Heffington provided further detail on the item.

Item 3: Resolution 2022-15 Developer Agreement Amendment

Francesca Sabatini read out Item 3.

Joyce Heffington provided further detail on the item.

Commissioner Trujilo asked Joyce Heffington to explain to residents the specifics of the industrial zoned area.

Joyce Heffington detailed that the industrial zoned area would be out by the turnpike, past the powerlines and away from the residential area. She also detailed the specific requirements such as sound limits.

Joyce Heffington detailed out how application for the comprehensive plan amendment for the property is not proposing more houses. Instead, it will be for other uses for the property

Aaron Blake of Presco Realty spoke on the history of the Founder's Ridge project along with the changes that were made to the property to best meet the city's wishes for the area.

Greg Beliveau of LPG provided a visual presentation for the proposed town center (originally Founder's Ridge) to the audience and P&Z Commission.

Commissioner Trujilo inquired for clarification on the possibility of an open-air amphitheater area for events such as fireworks.

Multiple residents of Citrus Grove expressed concerns regarding the project.

Greg Beliveau addressed the audience and P&Z board, responding to the issues and concerns the speakers brought up.

Joe Zagami addressed the audience and P&Z board, responding to the issues and concerns the speakers brought up such as wildlife, the developer agreement, traffic and more.

Vice-chairman Henderson asked **Greg Beliveau** if the county has done all of the traffic studies.

Greg Beliveau replied to **Vice-Chairman Henderson** that the county is doing the design work. They will give it to the applicant, and they (the applicant) will go through with the construction

design. He then mentioned that in the document that any future utilization or creation of a community park with regards to open space, they may be utilized.

Commissioner Trujilo asked **Mark Johnson** (City Manager) who would pay for the recreational area and who would maintain it.

Mark Johnson replied that it would require a workshop with the council and that it would ideally be the developer that builds the recreational area and the city that maintains it.

A discussion regarding the project and the ideal amount of 20 percent commercial use ensued.

A discussion on implementing a workshop ensued.

MOTION by Commissioner Trujilo, SECONDED by Commissioner McCoy to table agenda item 2 and 3 and have a workshop pending approval or denial from Council.

AYE: McCoy, Giacalone, Henderson, Giacalone

NAY: None

MOTION PASSED: 4-0

FINAL PUBLIC COMMENTS

Chairman Giacalone called for final public comments.

No Comments

FINAL REPORTS

Councilor Flinn said that there was a tremendous turnout for the food drive at the Minneola Athletic Complex.

Joyce Heffington brought up the network signal issues from the previous week.

MOTION by Commissioner McCoy, SECONDED by Commissioner Trujilo to adjourn.

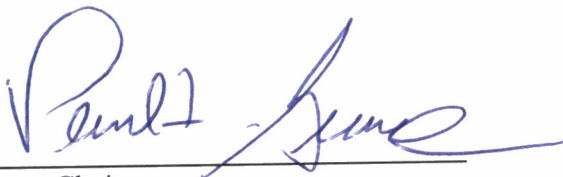
AYE: McCoy, Giacalone, Henderson, Giacalone

NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 8:30 P.M.)

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Paul Giacalone, Chairman

ATTEST:



Corey DeVogel, Planning Technician