



**MINNEOLA PLANNING & ZONING COMMISSION MEETING
A G E N D A**

**January 8, 2018 at 7:00 p.m.
MINNEOLA CITY HALL**

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

I. AGENDA REVIEW

II. PUBLIC COMMENTS

The Minneola Planning & Zoning Commission will hear questions, comments, and concerns from the public. Action may not be taken by the Commission at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Minneola’s Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the commission addresses such items during this meeting.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

III. MINUTES

*Planning & Zoning Commission
Meeting Minutes*

Consider Approval of the Regular Planning & Zoning Commission Meeting Minutes from November 6, 2017 at 7:00 p.m.

IV. COMMISSION DISCUSSION & ACTION ITEMS

Item 1: Lot Split 404 S Highway 27

Consider Approval Of The Lot Split At Washington St and S. Highway 27.

*Item 2: Lot Aggregate 404 S Highway 27 &
120 W Washington St*

Consider Approval Of The Racetrac Lot

*Item 3: Ordinance 2017-28 Special Exception
404 S Highway 27 &
120 W Washington St*

A Resolution Of The City Council Of The City Of Minneola, Florida, Granting A Special Exception Use Permit Pursuant To Chapter 102, Division 12, Section 102-343 Of The Land Development Code Of The City Of Minneola, Florida For Property Located At 404 US Highway 27 And 120 West Washington Street, Minneola; Allowing For The Location Of A Convenience Store With Fuel Operations On The Property; Providing For Conditions; Providing For Recordation; Providing For An Effective Date.

*Item 4: Ordinance 2017-08 Dailey Property
Annexation & Rezoning*

An Ordinance Of The City Council Of The City Of Minneola, Florida, Amending The Boundaries Of The City Of Minneola In Accordance With The Procedure Set Forth In Section 171.044, Florida Statutes, To Include Within The City Limits 26.5 Acres Of Property Generally Located East Of Us Highway 27 And South Of Citrus Grove Road; Rezoning The Property From Lake County “Rural Residential” (R-1) To “Commercial-Planned Unit Development” (PUD-C) Within The City Of Minneola; Approving A Master Development Agreement For The Property; Providing For Conditions And Contingencies; Providing For Severability; Providing For An Effective Date.

*Item 5: Ordinance 2017-09 Dailey Property
Comprehensive Plan Amendment*

An Ordinance Of The City Council Of The City Of Minneola, Florida, Providing For A Textual Amendment To The City’s Comprehensive Plan To Create Policy 1-2.11.4 Entitled “Dailey Mixed Use Commercial Development”; Providing For A Comprehensive Plan Amendment Amending The Land Use Designation From “Urban Low Density” On The Lake County Comprehensive Plan To “Dailey Mixed Use Commercial Development” On The Future Land Use Map Of The City Of Minneola’s Comprehensive Plan, For 26.5 Acres Of Property Generally Located East Of Us Highway 27 And South Of Citrus Grove

Road; Providing For Conditions And Contingencies; Directing The City Clerk To Transmit The Amendment To The Appropriate Governmental Agencies Pursuant To Chapter 163, Florida Statutes; Providing For Severability; Providing For An Effective Date.

Item 6: Developer’s Agreement Daily Property

Consider Approval Of The Developer’s Agreement For Property East of US Highway 27 & South Of Citrus Grove Road.

*Item 7: Ordinance 2018-01
Additional Accessory Structures*

An Ordinance Of The City Council Of The City Of Minneola, Florida, Amending The Land Development Code In Sections 102-82, 102-102, And 102-132 To Regulate The Permitted Square Footage Of Customary Accessory Structures Other Than Sheds, Garages, Or Similar Structures In RSF-1, RSF-2, And RSF-3 Zoning Districts; Providing For Aesthetic Requirements Of Customary Accessory Structures; Providing For Severability; Providing For Conflict; And Providing For An Effective Date

VI. FINAL PUBLIC COMMENTS

Note: Pursuant to F.S. 286.0114 and the City of Minneola’s Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning & Zoning Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Planning & Zoning Commission addresses such items during this meeting.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

VII. REPORTS/COMMENTS

City Council – Councilwoman Pam Serviss
City Planner – Joyce Heffington

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Christina Stidham, City Clerk, at (352) 394-3598, extension 2100 at least 48 hours prior to the date of the meeting. F.S. 286.0105 “If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he/she will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, in which the record includes the testimony and evidence upon which the appeal is to be based.”