



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

August 6, 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 June 4, 2018 at 7:00 p.m.

VI. COMMISSION DISCUSSION & ACTION ITEMS

Item 1: Resolution 2018-08
 Grassy Lake Holdings, LLC
 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 20.5 Acres Of Property Generally Located East Of Us

Highway 27 And South Of Citrus Grove Road; Rezoning The Property From Lake County “Commercial Planned” (CP) And “Agriculture” (A) To “Commercial-Planned Unit Development” (PUD-C) Within The City Of Minneola; Providing For Conditions And Contingencies; Providing For Severability; Providing For An Effective Date.

Item 2: Ordinance 2018-09
Grassy Lake Holdings, LLC
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 “Grassy Lake Holdings Commercial Development”; Providing For A Comprehensive Plan Amendment Amending The Land Use Designation From “Urban Low Density” On The Lake County Comprehensive Plan To “Grassy Lake Holdings Commercial Development” On The Future Land Use Map Of The City Of Minneola’s Comprehensive Plan, For Approximately 20.5 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 3: Grassy Lake Holdings, LLC
Developer’s Agreement

Consider A Development Agreement For The Commercial Subdivision Located on Approximately 20.5 Acres of Property Known As “Grassy Lake Holdings” Generally Located South of Citrus Grove Road and East of US Highway 27.

Item 3: 404 S Highway 27 &
120 W Washington St
RaceTrac Petroleum Variance

A Resolution Of The City Council Of The City Of Minneola, Florida, Granting A Variance To The Land Development Code Of The City Of Minneola For Property Located At 404 Us Highway 27 And 120

West Washington Street, Minneola, Florida;
Providing For A Variance From Section 118
Table A Of The City Of Minneola Land
Development Code Relating To The Total
Square Footage Of Signage To Allow 285
Square Feet Of Signage; Providing For A
Variance From Section 122-41 “Outdoor
Vending Machines Prohibited” To Allow For
A Screened Air/Vac Machine; Providing For
Conditions; Providing For Recordation;
Providing For An Effective Date.

V. 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.

VIII. 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 Barbara Hollerand, 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.”