



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

**October 2, 2017 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 August 7, 2017 at 7:00 p.m.

**V. COMMISSION DISCUSSION & ACTION ITEMS**

*Item 1: 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 2: 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 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 3: Developer’s Agreement  
Dailey Property*

The City Of Minneola Planning And Zoning Commission Will Hold A Public Hearing On Monday, August 7, 2017 At 7:00 P.M. At The Minneola City Hall Located At 800 North U.S. Highway 27, Minneola, FL, To Consider A Request For The Annexation And Rezoning Of Approximately 26.5 Acres Of Real Property Generally Located East Of US Highway 27 And To Hear A Planned Unit Development Agreement For The Property. The Request Is To Change The Zoning From

Lake County “Rural Residential” (R-1) To “Commercial-Planned Unit Development” (PUD-C) Within The City Of Minneola.

*Item 4: Resolution 2017-21 - Variance  
Dollar Tree*

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 765 North Highway 27, Minneola, Florida; Providing For A Variance From Section 118-3, As Reflected On Exhibit A Of The City Of Minneola Land Development Code, Relating To The Maximum Square Footage Of Signage Allowed Within A B-1 “Business” District; Providing For Conditions; Providing For Recordation; Providing For An Effective Date.

*Item 5: Resolution 2017-18 – Special Exception  
1312 Blarney St Model Home*

A Resolution Of The City Council Of The City Of Minneola, Florida, Granting A Special Exception Use Permit Pursuant To Chapter 102, Division 4, Section 102-103 Of The Land Development Code Of The City Of Minneola, Florida For Property Located At 1312 Blarney Street, Minneola; Allowing For The Location Of A Model Home Sales Center On The Property; Providing For Conditions; Providing For Recordation; Providing For An Effective Date.

*Item 6: Resolution 2017-19 – Special Exception  
1316 Blarney St Model Home*

A Resolution Of The City Council Of The City Of Minneola, Florida, Granting A Special Exception Use Permit Pursuant To Chapter 102, Division 4, Section 102-103 Of The Land Development Code Of The City Of Minneola, Florida For Property Located At 1316 Blarney Street, Minneola; Allowing For The Location Of A Model Home Sales Center On The Property; Providing For Conditions; Providing For Recordation; Providing For An Effective Date.

*Item 7: Resolution 2017-20 – Special Exception  
1320 Blarney St Model Home*

A Resolution Of The City Council Of The City Of Minneola, Florida, Granting A Special Exception Use Permit Pursuant To Chapter 102, Division 4, Section 102-103 Of The Land Development Code Of The City Of Minneola, Florida For Property Located At 1320 Blarney Street, Minneola; Allowing For The Location Of A Model Home Sales Center On The Property; Providing For Conditions; Providing For Recordation; Providing For An Effective Date.

*Item 8: Ardmore Reserve Phases 4, 5, & 6  
Preliminary Subdivision Plan*

Consider Approval Of Ardmore Reserve Phases 4, 5, And 6 Preliminary Subdivision Plan.

*Item 9: Hills of Minneola Pod 1  
Preliminary Plat*

Consider Approval of Hills of Minneola Pod 1 Preliminary Plat

*Item 10: Founder’s Ridge  
Development Agreement*

Consider Approval Of Founder’s Ridge Development Agreement.

**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.”