



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

**October 3, 2016 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 Board will hear questions, comments, and concerns from the public. Action may not be taken by the Board 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 Board. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the board addresses such items during this meeting.

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

**III. MINUTES**

*Planning & Zoning Board  
 Meeting Minutes*

Consider Approval of the Regular Planning & Zoning Board Meeting Minutes from September 12, 2016 at 7:00 p.m.

**IV. BOARD DISCUSSION & ACTION ITEMS**

*Item 1: Resolution 2016-18 All Care Animal  
 Hospital Variance*

Consider approval of a variance of the design standards.

*Item 2: Ordinance 2016-29 Johnson Property  
 Annexation 20524 CR 455*

Consider approval of the annexation and rezoning of approximately 23 +/- acres of real property generally located south of Clay Island Road, intersected by Wolfs Head

Road, on the North Side of County Road 455 at 20524 County Road 455.

*Item 3: Ordinance 2016-30 Johnson Property  
Comp Plan Amend 20524 CR 455*

Consider approval for Comprehensive Plan Land Use Designation change for 23+/- acres of property generally located south of Clay Island Road, intersected by Wolfs Head Road, on the North Side of County Road 455 at 20524 County Road 455.

*Item 4: Resolution 2016-19 Johnson Property  
Special Exception 20524 CR 455*

Consider a request for a Special Exception Use permit allowing for Commercial Recreation Facilities on property located at 20524 County Road 455.

*Item 5: Site Plan for Reserve of Lake Ridge*

Consider approval of a Site Plan for 33.63 +/- acres of property for a residential Planned Unit Development West of U.S. Highway 27, south of east Apshawa Road, directly west of Sullivan Road.

*Item 6: Ordinance 2016-15 Rezoning of  
Reserve at Lake Ridge*

Consider approval of a rezoning of approximately 33.6 acres of property generally located west of U.S. Highway 27, south of East Apshawa Road, directly west of Sullivan Road from "RSF-2" to "PUD-R" and proposes a Planned Unit Development Agreement for the Property.

*Item 7: Developer's Agreement Reserve at  
Lake Ridge*

Consider a Development Agreement for the residential subdivision located on approximately 33.63 acres of property known as "The Reserve at Lake Ridge" generally located on the west side of US Highway 27 at Sullivan Road.

*Item 8: Developer's Agreement Amendment  
Founder's Ridge*

TABLED

**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 Board. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Planning & Zoning Board addresses such items during this meeting.

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

**VI. 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.”