



AGENDA
MINNEOLA PLANNING & ZONING COMMISSION MEETING
 Minneola City Hall
 April 1, 2024 at 6:30 p.m.

I. CALL TO ORDER

II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

III. AGENDA REVIEW

IV. PUBLIC COMMENTS

The Minneola Planning & Zoning Commission will hear questions, comments, and concerns from the public. Action may not be taken by the Planning & Zoning 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 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.

V. MINUTES

Item 1: Planning & Zoning Commission Meeting Minutes	Consider a Request to Approve the March 4, 2024 Planning & Zoning Commission Meeting Minutes.
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VI. COMMISSION DISCUSSION AND ACTION ITEMS

Item 2: Ordinance 2024-06 Ombs Annexation And 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 Approximately 3.6425+ Acres of Property Generally Located West of US Highway 27, North of Lake Minneola Shores Drive and South of Oak Valley Boulevard, in Lake County, Florida; Rezoning the Property From Lake County “Planned Industrial” (MP) to
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“Business District” (B-1) Within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

Item 3: Ordinance 2024-07 Ombs
Comprehensive Plan Amendment

An Ordinance of the City Council of the City of Minneola, Florida Providing for a Comprehensive Plan Amendment Amending the Land Use Designation From “Urban Low Density” on the Lake County Comprehensive Plan to “general Commercial” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 3.6425± Acres of Property Generally Located West of US Highway 27, North of Lake Minneola Shores Drive and South of Oak Valley Boulevard; 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 4: Site Plan Approval – 104 S US
Highway 27

Consider Approval of a Site Plan for 104 S US Highway 27.

Item 5: Site Plan Approval – 650 N US
Highway 27

Consider Approval of a Site Plan for 650 N US Highway 27.

Item 6: Preliminary Subdivision Plat
Approval – Hills of Minneola
Town Center

Consider a Request to Approve a Preliminary Subdivision Plat Area 5, Pod 17 for the Hills of Minneola PUD Town Center Generally Located at the Southeast Corner of the intersection of North Hancock Road and Citrus Grove Road.

VII. 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

City Council – Vice Mayor Flinn

City Planner – Joyce Heffington, AICP

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact the city clerk's office at (352) 394-3598, extension 112, 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 the Planning & Zoning Commission with respect to any matter considered at this meeting, he or 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.