



# MINNEOLA PLANNING & ZONING COMMISSION MEETING AGENDA

February 6, 2023 at 6:30 p.m.  
Minneola City Hall

## CALL TO ORDER

## MOMENT of SILENCE & PLEDGE of ALLEGIANCE

### I. AGENDA REVIEW

### II. PUBLIC COMMENTS

The Minneola Planning and 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

Consider a request to approve the January 9, Planning & Zoning Commission meeting minutes.

### IV. COMMISSION DISCUSSION & ACTION ITEMS

Discussion Item 1: Backyard Chicken Discussion

Planning and Zoning Commission discussion regarding backyard chickens.

Agenda Item 2: Ordinance Minneola Library Comprehensive Plan Amendment

An ordinance of the City Council of the City of Minneola to consider a Comprehensive Plan Amendment for approximately 1.48 acres of property located at the corner of North Main Avenue and West Pearl Street, from “General Commercial: to “Institutional” to allow for the development of a City of Minneola Library; 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.

- Agenda Item 3: Ordinance Minneola Library Rezoning

An ordinance of the City Council of the City of Minneola, Florida, providing for a rezoning of approximately 1.48 acres of property generally located at the intersection of North Main Avenue, West of Pearl Street, from B-1 (Business District) to P (Public Facilities/Institutional); providing for severability; providing for an effective date.
- Agenda Item 4: Library Lot Aggregate

Consider a request to approve and aggregate 4 separate lots generally located at the intersection of North Main Avenue, West of Pearl Street for the purpose of constructing a new City of Minneola library.
- Agenda Item 5: Vista Hills Apartments Site Plan

Consider approval of a site plan for approximately 16.61 acres located on the East side of Hancock Road, North of Fosgate Road to construct a 324-unit apartment complex.
- Agenda Item 6: Vista Hills Apartments Minor Lot Split/Aggregation

Consider a request to approve a minor lot split and aggregation of a lot generally located on the East side of Hancock Road, North of Fosgate Road to facilitate the construction of a 324-unit apartment complex.
- Item 7: Ordinance 2023-10 Main Avenue Redevelopment District Design Standards

An Ordinance of the City Council of Minneola, FL amending Chapter 102, Division 17 of the Land Development Code of the City of Minneola, Florida; revising the design standards within the MA Main Avenue Redevelopment District; providing for conditions; providing for inclusion in the Code of Ordinances; providing for conflict; providing for severability; proofing for an effective date.
- Item 8: Ordinance 2023-06 B-1 Special Exception Uses

An ordinance of the City Council of Minneola, Florida, amending Chapter 102 of the Land Development Code of the City of Minneola relating to uses permitted within the Business District as a Special Exception use upon approval; amending Chapter 106 of the Land Development Code of the City of Minneola relating to Special Exceptions; Amending Subsection 106(g)(46) entitled “Establishments Selling Alcoholic Beverages for Off-Premise Consumption”; amending Chapter 106 of the Land Development Code of the City of Minneola relating to Special Exceptions to create new subsection 106-2(g)(49) entitle “Establishments Selling Mattresses and Bedding Products”; amending Chapter 106 of the Land Development Code of the City of Minneola relating to Special Exceptions to create new subsection 106-2(g)(50) entitled “Establishments selling tobacco Products” providing for conditions;; providing for inclusion in the code of ordinances; providing for conflict; providing for severability; providing for an effective date.

Agenda Item 9: Condev Storage Facility Site Plan

Consider a request to approve a site plan for 2.65 acre property located East of Hancock Road, South of the Florida Turnpike to construct a multi-unit storage facility.

Agenda Item 10: Ordinance Sidewalk Width

An ordinance of the City Council of Minneola, Florida modifying Sec. 134-44(a)(5)(c); Sec. 133-44(a)(6)(a); Sec 134-44(a)(7); and Sec. 134-44(c) of the Land Development Code to widen the minimum width of sidewalks, pedestrian walkways, and mulched footpaths and to define the location of street trees; providing for conditions; providing for inclusion in the code of ordinances; providing for conflict; providing for severability; providing for an effective date.

### **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 City Council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the City Council addresses such items during this meeting.

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

### **V. REPORTS/COMMENTS**

City Council – Counselor Flinn  
City Planner – Tim McClendon, 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 Council 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.