



**MINNEOLA PLANNING & ZONING COMMISSION MEETING**

**AGENDA**

**October 7, 2019 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 City Council will hear questions, comments, and concerns from the public. Action may not be taken by the Council 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 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.

**III. MINUTES**

Planning & Zoning Commission  
Meeting Minutes – September 9, 2019

Consider a Request to Approve the September 9,  
2019 Planning & Zoning Commission Meeting  
Minutes

**IV. COMMISSION DISCUSSION & ACTION ITEMS**

Item 1: Site Plan – Overlook At Grassy Lake  
Amenity Site Plan

Consider a Request To Approve A Site Plan For  
Overlook At Grassy Lake Amenity Site Plan,  
West Of Grassy Lake Road And South Of Citrus  
Grove Road.

Item 2: Ordinance 2019-12 – Martin 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 0.78 Acres of Property  
Located at 18130 US Highway 27, In Lake

County, Florida; Rezoning The Property From Lake County “Rural Residential” (R-1) To “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 2019-13 – Martin 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 0.78 Acres Of Property Located At 18130 US Highway 27; 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: Ordinance 2019-14 – Nurmi 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 0.976 Acres Of Property Located At 18142 US Highway 27, In Lake County, Florida; Rezoning The Property From Lake County “Rural Residential” (R-1) To “Business District” (B-1) Within The City of Minneola; Providing For Conditions And Contingencies: Providing For Severability; Providing For An Effective Date.

Item 5: Ordinance 2019-15 – Nurmi 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 0.976 Acres Of Property Located At 18142 US Highway 27; 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.

**V. FINAL PUBLIC COMMENTS**

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**VI. REPORTS/COMMENTS**

City Council – Vice-Mayor 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 the city clerk’s office at (352) 394-3598, extension 111, 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.