



**AGENDA**  
**MINNEOLA PLANNING & ZONING COMMISSION MEETING**  
 Minneola City Hall  
 December 4, 2023 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 November 6, 2023 Planning & Zoning Commission Meeting Minutes.
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**VI. COMMISSION DISCUSSION AND ACTION ITEMS**

Item 2: Villages at Minneola Hills Amenity Site Plan	Consider a Request to Approve a Site Plan for the Villages at Minneola Hills Amenity Center, a Private Recreational Area Located at the Northeast Corner of the Imperial Ridge Way and Sunshine Peak Drive in the Hills of Minneola PUD.
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Item 3: Vision Car Wash Site Plan	Consider a Request to Approve a Site Plan to Allow a Car Wash in the B-1 Zoning District on Property Located on the East Side of US Highway 27, North of South Grassy Lake Road.
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**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 Debbie Flinn

City Planner – Heather Urwiller, 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.