



AGENDA
MINNEOLA PLANNING & ZONING COMMISSION MEETING
 Minneola City Hall
 March 6, 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 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.

V. MINUTES

Item 1: Planning & Zoning Commission Meeting Minutes	Consider a Request to Approve the February 6, 2023 Planning & Zoning Commission Meeting Minutes.
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VI. COMMISSION DISCUSSION AND ACTION ITEMS

Item 2: Resolution 2021-20 CUP Carwash <i>Quasi-Judicial</i>	A Resolution of the City Council of the City of Minneola, Florida, Providing for a Conditional Use Permit Pursuant to Section 106-1 of the Land Development Code of the City of Minneola, Florida, Allowing Property on US Highway 27 North of South Grassy Lake Road in Minneola, Florida Within a B-1 (“Business”) Zoning District to be Used for a Carwash; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.
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- Item 3: Resolution 2023-02 Variance Carwash
Quasi-Judicial
- A Resolution of the City Council of the City of Minneola, Florida, Providing for a Variance from Land Development Code Sec. 94-3(b), to Allow More Than 50 Percent of Off-Street Parking for the Entire Commercial and Public Facility Building or Project Shall be Located Between the Primary Façade of the Commercial Building and Abutting Street and Sec. 94-3(g)(2)(9) to Require Windows Cover a Minimum of 40 Percent of the Affected Façade and all Exterior Facades of an Outparcel Structure Shall be Considered Primary Facades for Property Located on US Highway 27 North of South Grassy Lake Road in Minneola, Florida. Providing for Conditions; Providing for Recordation; Providing for an Effective Date.
- Item 4: Resolution 2023-04 Variance Shed
Quasi-Judicial
- A Resolution of the City Council of the City of Minneola, Florida, Providing for a Variance from Land Development Code Sec.102-102(2)(b) to Allow a Shed 168 Square Feet in Size in Lieu of 160 Square Feet at 1117 Heather Glen Drive, in Minneola, Florida. Providing for Conditions; Providing for Recordation; Providing for an Effective Date.
- Item 5: Ordinance 2023-06 B-1 Special Exception Uses
- An Ordinance of the City Council of the City 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 106-2(G)(46) Entitled “Establishments Selling Alcoholic Beverages for Off-Site Consumption”; Amending Chapter 106 of the Land Development Code of the City of Minneola Relating to Special Exceptions to Create a New Subsection 106-2(G)(49) Entitled “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 a 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.

Item 6: Ordinance 2023-11 Sidewalks

An Ordinance of the City Council of the City of Minneola, Florida, Modifying Sec. 134-44 (a) (5) c.; Sec. 134-44 (a) (6) a.; Sec. 134-44 (a) (7); and Sec. 134-44 (c) of the Land Development Code of the City of Minneola, Florida 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.

Item 7: Discussion – Backyard Chickens

Discussion Regarding Backyard Chickens.

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 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.

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 city 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.