



AGENDA
MINNEOLA PLANNING & ZONING COMMISSION MEETING
Minneola City Hall
November 6th, 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 October 2nd 2023 Planning & Zoning Commission Meeting Minutes.

VI. COMMISSION DISCUSSION AND ACTION ITEMS

Item 2: Minneola Business Park Preliminary Subdivision Plat Consider a request to Approve the Minneola Business Park Preliminary Subdivision Plat.

Item 3: Ordinance 2023-28: Minneola Ridge Annexation and Rezoning Consider a request to approve the annexation and rezoning of two parcels generally located on northside of CR 561A and a parcel in the middle of existing Minneola Ridge property as part of the Minneola Ridge PUD.

- Item 4: Ordinance 2023-29: Minneola Ridge Comprehensive Plan Amendment
 Consider a request to approve the Comprehensive Plan Amendment for the existing Minneola Ridge property and the Three parcels requesting annexation for mixed use.

- Item 5: Minneola Ridge Developer Agreement Amendment
 Consider a request to approve an amendment to the Developer Agreement for Minneola Ridge. Allowing for 2,589 residential units and 4,937,526 square feet of industrial.

- Item 6: Ordinance 2023-30: Smoke Shops
 Consider a request to approve ordinance 2023-30 to define Smoke Shops as a Special Exception Use in the B-1 Zoning and to define the conditions required as a part of the Special Exception Use.

- Item 7: Resolution 2023-30: Pipe Dreams Smoke Shop Special Exception Use Permit
 Consider a request to approve Resolution 2023-30 for a Special Exception Use permit to operate a smoke shop in the B-1 Zoning at 825 N Highway 27 Unit 103 and to define the Conditions as required as a part of the Special Exception Use Permit.

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.

VII. 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.

Business Impact Estimate

Ordinance 2023-30 – Smoke Shops

Summary of Ordinance: An Ordinance of The City Council of the City of Minneola, Florida; Amending Sections 18-253,18-254, and 18-255 Of Chapter 18 Article VIII Of The Code of Ordinances of The City of Minneola, Relating to Tobacco Products; 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 To Create New Subsection 102-343(16) Entitled “Smoke Shops”; 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 “Smoke Shops”; Providing For Conditions; Providing For Inclusion In The Code Of Ordinances; Providing For Conflict; Providing For Severability; Providing For An Effective Date.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.