



AGENDA
MINNEOLA PLANNING & ZONING COMMISSION MEETING
 Minneola City Hall
 March 4, 2024 at 6:30 p.m.

I. CALL TO ORDER

II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

III. AGENDA REVIEW

IV. SWEARING IN OF MEMBERS

V. 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.

VI. MINUTES

Item 1: Planning & Zoning Commission Meeting Minutes	Consider a Request to Approve the December 4, 2023 and January 8, 2024 Planning & Zoning Commission Meeting Minutes.
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VII. COMMISSION DISCUSSION AND ACTION ITEMS

Item 2: Sugarloaf PUD Minor Developer Agreement Amendment	Consider a request to approve a minor developer agreement amendment for the Sugarloaf PUD.
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Item 3: Site Plan Approval – Hills of Minneola Town Center Preliminary Subdivision Plat	Consider a Request to Approve a Preliminary Subdivision Plat Area 5, Pod 17 for the Hills of Minneola PUD Town Center Generally
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Located at the Southeast Corner of the intersection of North Hancock Road and Citrus Grove Road.

Item 4: Ordinance 2024-09 Prohibition Downtown CRA BTRs

An Ordinance of the City Council of the City of Minneola, Florida Prohibiting the Submittal Processing, and Issuance of any Local Business Tax Receipts, Development Orders, or Development Permits Having the Effect of Permitting or Allowing Certain Uses within the Minneola Downtown Community redevelopment Area (CRA), as Further Provided Herein; the Prohibition Shall Apply to All Real Property Located Within the Minneola Downtown C.R.A. in the Corporate Limits of the City of Minneola; Providing for Legislative Findings; Providing for Severability; Providing for Repeal of Conflicting Ordinances; Providing for an Effective Date.

Item 5: Ordinance 2024-10 Live Local

An Ordinance of the City Council of the City of Minneola, Florida Amending Chapter 38 of the Land Development Code of the City of Minneola Relating to Affordable Housing; Establishing Standards for Mixed-Use Development; Amending Chapter 102 Relating to the Live Local Act; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

VIII. 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.

IX. 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 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.