



## **MINNEOLA PLANNING & ZONING COMMISSION MEETING**

# **AGENDA**

**November 7, 2022 at 6:30 p.m.  
Minneola City Hall**

### **CALL TO ORDER**

### **MOMENT of SILENCE & PLEDGE of ALLEGIANCE**

### **I. AGENDA REVIEW**

### **II. 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.

### **III. MINUTES**

Planning & Zoning Commission

Consider A Request To Approve The October 3, 2022 Planning & Zoning Commission Meeting Minutes.

### **IV. COMMISSION DISCUSSION & ACTION ITEMS**

Item 1: Ordinance 2022-29 Apshawa Road Storage Rezoning

An Ordinance Of The City Council Of The City Of Minneola, Florida, Providing For A Rezoning Of Approximately 10.72 Acres Of Property Generally Located At 18286 Apshawa Road, In The City Of Minneola From B-1 (Business District) To PUD-C (Planned Unit Development Commercial), Approving A Planned Unit Development Commercial; Approving A Planned Unit Development Agreement For The Property; Providing For Severability; Providing For An Effective Date.

Item 2: Apshawa Road Storage  
Developer Agreement

consider a Development Agreement for the commercial property located on approximately 10.72 acres of property known as “Apshawa Road Storage” located at 18286 Apshawa Road, Minneola, Florida

Item 3: Ordinance 2022-22 RaceTrac 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 12.3749 Acres Of Property Located At The Intersection Of U.S. Highway 27 And CR 561, in Lake County, Florida; Rezoning The Property From Lake County Neighborhood Commercial (C-1) To B-1 Business District Withing The City of Minneola; Providing For Conditions and Contingencies; Providing For Severability; Providing For An Effective Date.

Item 4: Ordinance 2022-23 RaceTrac  
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 “Regional Office” 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 12.3749 Acres Of Property Located At The Intersection Of U.S. Highway 27 And CR 561 In Lake County, Florida; 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 5: Ordinance 2022-24 City Of Minneola  
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 0.176373 Acres Of Property Located At 18920 Causey Road, in Lake County, Florida; Rezoning The Property From Lake County Neighborhood Commercial (C-1) To U Utilities District Withing The City of Minneola; Providing For Conditions and Contingencies; Providing For Severability; Providing For An Effective Date.

Item 2: Ordinance 2022-250 City Of Minneola  
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 “Regional Office” On The Lake County Comprehensive Plan To “Utilities” On The Future Land Use Map Of The City Of Minneola’s Comprehensive Plan, For Approximately 0.176373 Acres Of Property Located At 18920 Causey Road In Lake County, Florida; 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.

## **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.

## **V. REPORTS/COMMENTS**

City Council – Counselor Flinn  
City Planner – Tim McClendon

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 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.