



# AGENDA

## MINNEOLA PLANNING & ZONING COMMISSION MEETING

Minneola City Hall  
May 1, 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 April 3, 2023 Planning & Zoning Commission Meeting Minutes.
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### VI. COMMISSION DISCUSSION AND ACTION ITEMS

Item 2: Resolution 2023-03 Fat Chef Variance - <i>Quasi-Judicial</i>	A Resolution of the City Council of the City of Minneola, Florida, Providing for a Variance to the Land Development Code Chapter 6 Sec. 6-2 to Allow a Restaurant to Sell Liquor, Beer or Wine within 300 Feet in an Air Line From Any Church or Public or Private School Operated for the Instruction of Minors in the Common Branches of Learning Measured From Building to Building at Their Closest Points: Providing for a Variance From the Land Development Code Chapter 106 Sec. 106.2 (g) (47) c. to Allow a Restaurant to Sell Alcoholic Beverages For
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On-Site or Off-Site Consumption for Property Generally Located at 204 West Washington Street. Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 3: Resolution 2023-06 City of Minneola Library Variance - *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 g (12) b 2 vi to Allow Lap Siding to be Used as Exterior Building Materials for Property Generally Located at 302 West Pearl Street. Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 4: Resolution 2023-07 Fat Chef Special Exception Use Permit - *Quasi-Judicial*

A Resolution of the City Council of the City of Minneola, Florida, Granting a Special Exception Use Permit Pursuant to Chapter 102, Division 12, Section 102-343 of the Land Development Code of the City of Minneola, Florida for Property Generally Located at 204 West Washington Street, Minneola, Florida; Allowing for the Location of a Restaurant with the Sale of Alcohol for Onsite Consumption only on the Property; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 5: Ordinance 2023-12 Tattoo Parlors

An Ordinance of the City Council of the City of Minneola, Florida, Amending Article IX of the Land Development Code of the City of Minneola, Florida Relating to Tattoo Establishments; Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

Item 6: Discussion on Hills of Minneola Town Center

A Discussion on the Conceptual Plan for the Hills of Minneola Town Center.

**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 – 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 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.