



AGENDA
MINNEOLA PLANNING & ZONING COMMISSION MEETING
City Hall City Council Chambers
July 6, 2026 at 6:30 P.M.

I. CALL TO ORDER

II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

III. AGENDA REVIEW

IV. PUBLIC COMMENTS

The Minneola City Council will hear questions, comments, and concerns from the public. Action may not be taken by the city council 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 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. MINUTES

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| Item 1. Planning & Zoning Commission Meeting Minutes - June 1, 2026 | Consider a Request to Approve the Minutes from the June 1, 2026 Planning & Zoning Commission Meeting. |
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VI. COMMISSION DISCUSSION AND ACTION ITEMS

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| Item 2. Preliminary Subdivision Plat - Sugarloaf Pod A - The Prominence at Sugarloaf | Consider a Request to Approve the Preliminary Plat for Sugarloaf Pod A Subdivision, Located at CR 455, Minneola, Florida, Consisting of 773 Lots on 316.91 Acres. |
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- Item 3. Ordinance 2026-09 CR 455
Annexation & Rezoning

An Ordinance of the City Council of the City of Minneola, Florida, Providing for the Voluntary Annexation of 4.88+/- Acres Pursuant to Section 171.044, Florida Statutes, Generally Located North of Bear Spring Road and West of County Road 455, in Lake County, Florida; Upon Annexation, Rezoning the Property From Lake County "Agriculture District (A)" to City of Minneola "Agriculture District (AG)" Within the City of Minneola; Providing for Severability; Providing for an Effective Date.
- Item 4. Ordinance 2026-10
Comprehensive Plan Amendment
CR 455

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment Amending the Land Use Designation from "Rural" on the Lake County Comprehensive Plan to "Agriculture" on the Future Land Use Map of the City of Minneola's Comprehensive Plan, for 4.88 + Acres of Property Generally Located North of Bear Spring Road and West of County Road 455, 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. Lot Split - Founder's Ridge

Consider a Request to Approve a Lot Split for Founders Ridge Development, LLC, for Property Located on Citrus Grove Road.
- Item 6. Site Plan - Ace Hardware

Consider a Request to Approve the Site Plan Application for Ace Hardware at Grassy Lake Road & Citrus Grove Road.
- Item 7. Preliminary Plat - The Palms at Minneola

Consider a Request to Approve the Preliminary Subdivision Plan for The Palms at Minneola, Which is Generally Located South of Education Avenue, North

of Minneola Avenue, and East of Highway
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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 Planner Joyce Heffington, AICP