



AMENDED AGENDA
MINNEOLA PLANNING & ZONING COMMISSION MEETING
City Hall City Council Chambers
August 3, 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

- | | |
|---|---|
| Item 1. Planning & Zoning Commission Meeting Minutes - July 6, 2026 | Consider a Request to Approve the Minutes from the July 6, 2026 Planning & Zoning Commission Meeting. |
|---|---|

VI. COMMISSION DISCUSSION AND ACTION ITEMS

- | | |
|--|--|
| Item 2. Resolution 2026-06 Conditional Use Permit Mavis Tire | A Resolution of the City Council of the City of Minneola, Florida, Granting a Conditional Use Permit Pursuant to Chapter 106, Section 106-1 of the Land Development Code of the City of Minneola, Florida for Property Generally Located |
|--|--|

West of US Highway 27 and South of Vino Road, Minneola, Florida to Allow the Property to be Used for a Tire Sales and Tire Service Facility; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 3. Resolution 2026-10 Ace Hardware Variance

A Resolution of the City Council of the City of Minneola, Florida, Granting Variances to the Land Development Code Sections 94-3(g)(5), Regarding Facade Standards; and 94-3(g)((10)(c)4 Regarding Roof Materials, for Property Generally Located at the Southeast Corner of Grassy Lake Road and Citrus Grove Road; Providing for Conditions; Providing for Recordation; Providing for Severability; and Providing for an Effective Date.

Item 4. Resolution 2026-11 Gentle Breeze Drive Variance

A Resolution of the City Council of the City of Minneola, Florida, Granting a Variance to the Land Development Code Section 102-105(11)(c) Rear Yard Setback Standard for Property Generally Located at 250 Gentle Breeze Drive; Providing for Conditions; Providing for Recordation; Providing for Severability; Providing for an Effective Date.

Item 5. Discussion - Voluntary Conservation Design Checklist

Discussion Regarding a Voluntary Conservation Design Checklist for Development Applications.

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