



## MINNEOLA CITY COUNCIL MEETING

# AGENDA

December 6, 2016 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 City Council will hear questions, comments, and concerns from the public. Action may not be taken by the 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.

#### III. PRESENTATIONS

*Item 1: Fire Department Architectural Presentation*

*Item 2: Playground Equipment Presentation*

#### IV. CONSENT AGENDA

*Item 3: City Council Meeting Minutes*

Consider Approval of the Regular City Council Meeting Minutes from November 15, 2016.

*Item 4: City Council Workshop Minutes*

Consider Approval of the City Council Workshop Minutes from November 22, 2016.

*Item 5: City of Minneola Motto*

Consider Approval of the City of Minneola New Motto "Central Florida's High Point."

*Item 6: Planning & Zoning Commission*

Consider Approval of the Reappointment of Paul Giacalone and William McCoy to the Planning and Zoning Commission.

*Item 7: Utility Locator Purchase Request*

Consider Approval to Purchase a New Utility Locator.

*Item 8: New Vehicle Purchases Request*

Consider Approval to Purchase Three (3) New Vehicles for the Public Works and Utilities Departments.

*Item 9: Library Chimney Repair Request*

Consider Approval of the Proposal from R&S Contracting, LLC to Repair the Chimney at the Minneola Schoolhouse Library.

*Item 10: Water Demand Planning Services  
Contract Request*

Consider Approval of the Proposal from SMW GeoSciences to Provide Assistance with Water Supply Planning Including Addressing Concerns Related to the Central Florida Water Initiative Estimations.

*Item 11: Consumptive Use Permit  
Alternative Water Supply Planning  
Contract Request*

Consider Approval of the Proposal from SMW GeoSciences to Provide C.U.P. Services Associated with Implementation of the Lake Apopka Surface Water as an Alternative Water Supply.

**V. COUNCIL DISCUSSION & ACTION ITEMS**

*Item 12: Ordinance 2016-32 – Second Reading  
Minneola Adjunct, LLC  
Annexation & Rezoning  
Quasi-Judicial*

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 20.20 Acres of Property Generally Located South of the Turnpike and East of Triple E Road, in Lake County, Florida; Rezoning the Property from Lake County “Agriculture” (AG) to “Multi-Family High Density Residential” (RMF2) within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

*Item 13: Ordinance 2016-33 – First Reading  
Transmittal Hearing*

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a

*Comprehensive Plan Amendment  
Minneola Adjunct, LLC*

Comprehensive Plan Amendment Amending the Land Use Designation from “Rural Transitional” on the Lake County Comprehensive Plan to “Multi-Family High Density” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 20.20 Acres of Property Generally Located South of the Turnpike and East of Triple E Road; 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 14: Ordinance 2016-36 – Second Reading  
Annexation, Rezoning & Development  
Agreement – Florence Johnson*

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 23± Acres of Property Generally Located South of Clay Island Road, Intersected by Wolfs Head Road, on the North Side of County Road 455 at 20524 County Road 455, in Lake County, Florida; Rezoning the Property from Lake County “Agriculture” (AG) to “Commercial-Planned Unit Development” (B-1) within the City of Minneola, Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

*Item 15: Ordinance 2016-30 – First Reading  
Comprehensive Plan – Florence Johnson*

An Ordinance of the City Council of the City of Minneola, Florida; Providing for a Textual Amendment to the City’s Comprehensive Plan to Create Policy 1-2.11.4 Entitled “Johnson Mixed Use Development”; Providing for a Comprehensive Plan Amendment Amending the Land Use Designation from “Urban Low Density” on the Lake County Comprehensive Plan to “Johnson Mixed Use Residential Development” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 23± Acres of Property Generally Located South of Clay Island Road, Intersected by Wolfs Head

Road, on the North Side of County Road 455 at 20524 County Road 455, 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 16: Resolution 2016-23  
Special Exception Use & Variance  
405 Seminole Avenue*

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 Located at 405 Seminole Avenue, Minneola; Allowing for the Location of a Day Care Facility on the Property; Providing for a Variance from Section 106-2(g)(12) of the City of Minneola Land Development Regulations Relating to Minimum Site Size and Lot Width for a Day Care Facility; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

*Item 17: Founders Ridge  
Amended Developer Agreement*

Consider Approval of the Amended Developer Agreement for Founders Ridge. Generally located on Citrus Grove Road and Scrub Jay Lane.

*Item 18: Ordinance 2016-15 – Second Reading  
The Reserve at Lake Ridge Rezoning &  
PUD Agreement ~ Quasi-Judicial  
(Requesting to Table until 12/20/16)*

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Rezoning of Approximately 33.6 Acres of Property Generally Located West of U.S. Highway 27, South of East Apshawa Road, Directly West of Sullivan Road, in the City of Minneola from RSF-2 (Single Family Medium Density Residential) to PUD-R (Planned Unit Development Residential); Approving a Planned Unit Development Agreement for the Property; Providing for Severability; Providing for an Effective Date.

*Item 19: Reserve at Lake Ridge  
Preliminary Plat  
Quasi-Judicial  
(Requesting to Table until 12/20/16)*

Consider Approval of the Preliminary Subdivision Plan for the Reserve at Lake Ridge.

*Item 20: Ordinance 2016-34 – Second Reading*

An Ordinance of the City Council of the City

*Parkview Oaks, LLC  
Annexation, Rezoning & PUD Agreement  
Quasi-Judicial  
(Requesting to Table until 12/20/16)*

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 94.89 Acres of Property Generally Located South of Sullivan Road and West of Scrub Jay Lane, in Lake County, Florida; Rezoning the Property from Lake County “Planned Urban Development” (PUD) to “Planned Urban Development – Residential” (PUD – R) within the City of Minneola; Approving a Planned Unit Development Agreement for the Property; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

## **VI. FINAL PUBLIC COMMENTS**

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## **VII. REPORTS/COMMENTS**

City Manager Mark Johnson  
City Attorney Scott Gerken  
Vice Mayor Pam Serviss  
Councilor Lisa Jones  
Mayor Pat Kelley  
Councilor Kelly Price  
Councilor Joseph Saunders

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Christina Stidham, City Clerk, at (352) 394-3598, extension 2100 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/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.”