



## **MINNEOLA CITY COUNCIL MEETING AMENDED AGENDA**

**February 7, 2017 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. CONSENT AGENDA**

*Item 1: City Council Meeting Minutes*

Consider Approval of the Regular City Council Meeting Minutes from January 17, 2017.

*Item 2: City Council Workshop Minutes*

Consider Approval of the City Council Workshop Meeting Minutes from January 31, 2017.

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

*Item 3: Sanitation Services  
RFP*

Discuss the Responses Received for the Sanitation Services Request for Proposals (RFP) and Consider a Proposal for Services.

*Item 4: Resolution 2016-28 - Corrective  
Right of Way Vacation  
Generally Located South of  
802 S. Hwy. 27*

A Resolution of the City Council of the City of Minneola, Florida, Closing and Vacating that Portion of Bloxam Avenue Lying West of Block 51, East of Block 54, Town of Minneola, as Recorded in Plat Book 9 Page 31 of the Public Records of Lake County, Florida, and Southwesterly of U.S. Highway No. 27; Conditioning such Vacation upon the Granting of those Necessary Easements to the City of Minneola; Providing for Recordation; Providing for an Effective Date.

*Item 5: Resolution 2016-29 – Variance  
Dollar Tree ~ Quasi-Judicial*

A Resolution of the City Council of the City of Minneola, Florida Granting a Variance to the Land Development Code of the City of Minneola for Property Located on North Highway 27, West of Cherry Laurel Street and North of Carlyle Street, Minneola, Florida; Providing for a Variance from Article III. Section 122.85. (B) (7) of the City of Minneola Land Development Code Relating to Maximum Slope for the Transitional Grade from Edge of the Right-of-Way to Natural Grade; Providing for Conditions; Providing for Recordation; Providing an Effective Date.

*Item 6: Dollar Tree Site Plan ~ Quasi-Judicial*

Consider Approval of the Site Plan for Dollar Tree.

*Item 7: Ordinance 2016-33 – Second Reading  
Comprehensive Plan Amendment  
Minneola Adjunct, LLC  
Adoption Hearing*

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 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 8: Ordinance 2016-30 – Second Reading  
Comprehensive Plan – Florence Johnson  
Adoption Hearing*

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 9: The Reserve at Lake Ridge  
Developer Agreement  
Second Hearing*

Consider Approval of the Developer Agreement for the Reserve at Lake Ridge. Generally Located West of U.S. Highway 27, South of East Apshawa Road, Directly West of Sullivan Road.

*Item 10: Ordinance 2016-15 – Second Reading  
The Reserve at Lake Ridge Rezoning  
Quasi-Judicial*

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 11: Reserve at Lake Ridge  
Preliminary Plat – Second Hearing  
Quasi-Judicial*

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

*Item 12: Parkview Oaks, LLC  
Developer Agreement – Second Hearing*

Consider Approval of the Developer Agreement for Parkview Oaks Planned Unit Development.

*(Request to table until 2/21/17)*

Generally Located South of Sullivan Road and West of Scrub Jay Lane.

*Item 13: Ordinance 2016-34 – Second Reading  
Parkview Oaks, LLC ~ Quasi-Judicial  
Annexation & Rezoning  
(Request to table until 2/21/17)*

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 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.

*Item 14: Ordinance 2016-35 – First Reading  
Parkview Oaks, LLC  
Comprehensive Plan Transmittal Hearing  
(Request to table until 2/21/17)*

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 “Single Family Medium Density” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 94.89 Acres of Property Generally Located South of Sullivan Road and West of Scrub Jay Lane; 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 15: Ordinance 2017-01 – Second Reading  
Lease Agreement*

An Ordinance of the City Council of the City of Minneola, Florida Approving and Authorizing the Execution of a Lease Agreement with Congressman Daniel Webster for Office Space within City Hall; Providing an Effective Date.

*Item 16: Ordinance 2017-02 – Second Reading*

An Ordinance of the City Council of the City

*Lift Station Generators*

of Minneola, Florida Amending Section 70-342 Entitled “Design Standards”; Removing the Language which Requires Only Lift Stations with Wastewater Flows of over 250 Gallons Per Minute to be Equipped with Emergency Generators; Requiring Emergency Generators to be Provided for All Newly Constructed Lift Stations; Providing for Severability; Providing for Codification; Providing for Conflict; and Providing an Effective Date.

*Item 17: Ordinance 2017-04 – First Reading  
Lake County Business Opportunity Center  
Lease Agreement*

An Ordinance of the City Council of the City of Minneola, Florida, Approving and Authorizing the Execution of a Lease Agreement with Lake County for Office Space within City Hall; Providing for an Effective Date.

**V. AMENDED AGENDA ADDITIONAL ITEM**

*Item 18: Ordinance 2017-03 – First Reading  
Master-Metering*

An Ordinance of the City Council of the City of Minneola, Florida Amending Section 70-100 Entitled “Meter Required”; Allowing for the Master-Metering of Multiunit Residential, Commercial, or Industrial Buildings in the City; Amending Section 70-102(A) Entitled “Wastewater Rates Established” to Provide for Charges Applicable to Larger Meters; Providing for Severability; Providing for Codification; Providing for Conflict; and Providing an Effective Date.

**VI. 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.

**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."