



MINNEOLA CITY COUNCIL MEETING
A G E N D A
August 21, 2018 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. PROCLAMATIONS

Item 1: Constitution Week

Proclamation Declaring September 17, 2018 through September 23, 2018 as Constitution Week

IV. PRESENTATIONS

Item 2: SafeBuilt of Florida, Inc.

Thomas M. Walsh, Regional Operations Manager, and Angel Luis Perez, Building Official, for SafeBuilt of Florida, Inc. will Discuss how they Ensure Homes are Built to Code, the Qualifications of their Building Official and Building Inspectors, and Online Permitting

V. CONSENT AGENDA

Item 3: City Council Meeting Minutes

Consider Approval of the Regular City Council Meeting Minutes from August 07, 2018

Item 4: City Council and Planning & Zoning Commission Combined Workshop Minutes

Consider Approval of the City Council and Planning & Zoning Commission Combined Workshop Minutes from August 08, 2018

VI. COUNCIL DISCUSSION & ACTION ITEMS

*Item 5: Resolution 2018-15
RaceTrac Variance*

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 at 404 U.S. Highway 27, Minneola, Florida; Providing for a Variance from Section 118 Table A of the City of Minneola Land Development Code Relating to the Total Square Footage of Signage to Allow 285 Square Feet of Signage; Providing for a Variance from Section 122-41 “Outdoor Vending Machines Prohibited” to Allow for a Screened Free Air Machine; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

*Item 6: Ordinance 2017-09 – Second Reading
Comprehensive Plan Amendment
Adoption – Daily Property ~
Quasi-Judicial*

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 “Dailey Mixed Use Commercial Development”; Providing for a Comprehensive Plan Amendment Amending the Land Use Designation from “Urban Low Density” on the Lake County Comprehensive Plan to “Dailey Mixed Use Commercial Development” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for 26.5 Acres of Property Generally Located East of U.S. Highway 27 and South of Citrus Grove 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 7: Development Agreement – First Hearing – Grassy Lake Holdings

Consider Approval of the Development Agreement for Property Generally Located East of U.S. Highway 27 and South of Citrus Grove Road.

Item 8: Ordinance 2018-08 – First Reading Annexation & Rezoning – Grassy Lake Holdings ~ 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 20.5 Acres of Property Generally Located East of U.S. Highway 27 and South of Citrus Grove Road; Rezoning the Property from Lake County “Commercial Planned” (CP) And “Agriculture” (A) to “Commercial-Planned Unit Development” (PUD-C) within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

Item 9: Development Agreement – Second Hearing – Parkview Oaks

Consider Approval of the Development Agreement for Property Generally Located South of Sullivan Road and West of Scrub Jay Lane

Item 10: Ordinance 2018-06 – Second Reading Annexation & Rezoning - Parkview Oaks ~ 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 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 Unit Developments District - Residential” (PUD - R) within the City of Minneola; Rezoning Approximately 58 Acres of Property Generally Located South of Sullivan Road and East of Scrub Jay Lane from City of Minneola “Business” (B-1) to “Planned Unit

Development-Residential” (PUD-R) within the City of Minneola; Approving a Planned Unit Development Agreement for the Total of Approximately 153 Acres of Property Described Herein; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

Item 11: Ordinance 2018-07 – First Reading & Transmittal Hearing – Parkview Oaks ~ Quasi-Judicial

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment for a Total of Approximately 153 Acres of Real Property Generally Located South of Sullivan Road and Both East and West of Scrub Jay Lane; 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; Amending the Land Use Designation from “General Commercial” on the City of Minneola Comprehensive Plan to “Single Family Medium Density” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 58 Acres of Property Generally Located South of Sullivan Road and East 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 12: Discussion of Trailhead Park Master Plan

Timothy W. Green, of Green Consulting Group, Inc., will Share his Initial Design for Trailhead Park Including Amenity Locations for a Skate Park, Splash Pad, Outdoor Fitness Center, and Mountain Bike Trial.

*Item 13: Resolution 2018-09
Annual Fire Fee Assessment*

A Resolution of the City Council of the City of Minneola, Florida, Relating to the Provision of Fire Protection Services,

Facilities and Programs in the City of Minneola, Florida; Establishing the Rate of Assessment; Confirming the Preliminary Rate Resolution; Reimposing Fire Protection Assessments Against Assessed Property Located Within the City of Minneola for the Fiscal Year Beginning October 1, 2018; Approving the Assessment Roll; and Providing for an Effective Date.

Item 14: Website Design Update

Consider Request to Amend the Contract with Virtual Towns & Schools (CivicPlus) to Update the City's Website

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.

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VIII. 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 April Sheppard at (352) 394-3598, extension 2101 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."