



**MINNEOLA CITY COUNCIL MEETING**  
**A G E N D A**  
**September 18, 2018 at 6:30 p.m.**  
**Immediately Following the City Budget Hearing**  
**Scheduled 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. CITY MANAGER’S CONSENT AGENDA**

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|---|--|
| <i>Item 1: City Council Meeting Minutes</i>                                   | Consider Approval of the City Council Meeting Minutes from August 21, 2018   |
| <i>Item 2: City Council Budget Hearing Minutes</i>                            | Consider Approval of the City Council Budget Hearing Minutes from September 04, 2018   |
| <i>Item 3: City Council Meeting Minutes</i>                                   | Consider Approval of the City Council Meeting Minutes from September 04, 2018  |
| <i>Item 4: Citrus Grove Road Phase 3 – Utility Relocation Design Services</i> | Consider Approval of a Proposal for Engineering Services from Tetra Tech, Inc. for Design, Permitting, Bidding Assistance, and Construction Administration |

#### IV. COUNCIL DISCUSSION & ACTION ITEMS

*Item 5: Ordinance 2017-15 – Second Reading  
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 Conditions; Providing for Recordation; Providing for an Effective Date.

*Item 6: Ordinance 2018-08 – Second 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 7: Ordinance 2018-09 – Second Reading &  
Transmittal Hearing – Comprehensive  
Plan Amendment – Grassy Lake  
Holdings ~ 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 “Grassy Lake Holdings Commercial Development”; Providing for a Comprehensive Plan Amendment Amending the Land Use Designation from Urban Low Density on the Lake County Comprehensive Plan to “Grassy Lake Holdings Commercial Development” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 20.5 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 8: Development Agreement – Second 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 9: Trailhead Park Master Plan*

Discussion of the Trailhead Park Master Plan including an Exercise Machine Area, Skateboard Park, and Splash/Spray Pad.

**V. 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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**VI. 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.”