



MINNEOLA CITY COUNCIL MEETING
A G E N D A
October 16, 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. CITY MANAGER’S CONSENT AGENDA

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| <i>Item 1: City Council Budget Hearing Minutes</i> | Consider Request for Approval of the City Council Budget Hearing Minutes from September 25, 2018 |
| <i>Item 2: City Council Meeting Minutes</i> | Consider Request for Approval of the City Council Meeting Minutes from October 02, 2018 |
| <i>Item 3: Fire Assessment Services Program Update</i> | Consider Request to Contract with Government Services Group, Inc. for a Fire Services Assessment Program Update |
| <i>Item 4: Hills of Minneola Master Plan</i> | Consider Request for Modifications to the Hills of Minneola Master Development Concept Plan within the Allowances of the Developer Agreement |

IV. COUNCIL DISCUSSION & ACTION ITEMS

- Item 5: Holden Ridge Preliminary Subdivision Plan* Consider Request to Approve the Holden Ridge Preliminary Subdivision Plan. The Subdivision is Generally Located South of Lake Minneola High School and East of Hancock Road
- 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 a Request to Approve a Development Agreement for Property Generally Located East of U.S. Highway 27 and South of Citrus Grove Road.

- Item 9: Ordinance 2018-15 – Second Reading Commercial Signage for Businesses Located on Corner Lots*
- An Ordinance of the City Council of the City of Minneola, Florida, Amending the Land Development Code of the City of Minneola to Create New Section 118-19, Entitled “Sign Calculation for Corner Lots”; Providing for Additional Signage Allowances for Properties Located on Corner Lots in the B-1, or, and I-1 Zoning Districts; Providing for Codification; Providing for Severability; Providing for Conflict; and Providing for an Effective Date.
- Item 10: Ordinance 2018-18 – First Reading Revision to Office/Residential District Regulations*
- An Ordinance of the City Council of the City of Minneola, Florida, Revising the District Regulations in the Land Development Code of the City of Minneola by Amending Chapter 102, Article II, Division 8 of the Land Development Code of the City of Minneola; Revising Standards and Uses within the OR District; Creating New Division 17 of Chapter 102, Article II Entitled “MA Main Avenue Overlay District”; Providing for Approved Uses and Design Standards Along the Transitional Main Avenue District; Providing for Conflict; Providing for Severability; and Providing for an Effective Date
- Item 11: Ordinance 2018-19 – First Reading Revisions to the Commercial Property Development Standards*
- An Ordinance of the City Council of the City of Minneola, Florida, Revising the Development Standards in Chapter 94 of the Land Development Code of the City of Minneola; Updating Standards for Commercial Buildings Under 20,000 Square Feet and for Commercial Buildings 20,000 Square Feet and Over; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.
- Item 12: Ordinance 2018-20 – First Reading Trespassing on Municipal Property*
- An Ordinance of the City Council of the City of Minneola, Florida; Creating New Section 46-9 of the City Code of the City of Minneola Entitled “Trespassing”; Prohibiting Trespassing in Violation of City Ordinances, Rules, or Regulations; Providing for a System for Issuing Notices of Violation; Providing for a Process of Appeal; Providing for Severability; Providing for Conflict; and Providing for an Effective Date
- Item 13: Discussion of Chapter 2, Article 1, Section 2-4 of the City Code*
- Discuss Chapter 2, Article 1, Section 2-4 of the City Code Regarding the City Seal, Logo, and Letterhead

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 the city clerk’s office at (352) 394-3598, extension 112, 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.”