



## MINNEOLA CITY COUNCIL MEETING

# AGENDA

January 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. CONSENT AGENDA

*Item 1: City Council Meeting Minutes*

Consider Approval of the Regular City Council Meeting Minutes from January 2, 2018.

*Item 2: SMW GeoSciences, Inc. –  
Proposal for Services - Water Use Audit*

Consider Approval of Proposal for Professional Services for a Utility Water Audit by Water Use Category as Required for the Consumptive Use Permit Renewal with St. Johns River Water Management District.

*Item 3: SMW GeoSciences, Inc. –  
Proposal for Services - Water Loss Audit*

Consider Approval of Proposal for Professional Services for a Utility Water Loss Audit for the Consumptive Use Permit

Renewal with St. Johns River Water Management District.

*Item 4: School Zone Warning Lights – Purchase Request*

Consider Approval to Purchase Three (3) Additional School Zone Warning Lights through Lake County Interlocal Agreement.

*Item 5: Water Meters & Repair Kits – Purchase Request*

Consider Approval to Purchase One Hundred Eighty (180) Water Meters and Two Hundred (200) Repair Kits for New Home Construction from Sole-Source Vendor Sunstate Meter & Supply, Inc.

*Item 6: Grit Classifier Replacement – Purchase Request*

Consider Approval of Replacement Grit Classifier for the Water Treatment Plant from Sole-Source Vendor Fluidyne Corporation.

**IV. COUNCIL DISCUSSION & ACTION ITEMS**

*Item 7: Development Agreement – Second Hearing  
Dailey Property*

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 2017-08 – Second Reading  
Annexation & Rezoning ~ Quasi-Judicial  
Dailey Property*

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 26.5 Acres of Property Generally Located East of US Highway 27 and South of Citrus Grove Road; Rezoning the Property from Lake County “Rural Residential” (R-1) to “Commercial-Planned Unit Development” (PUD-C) within the City of Minneola; Approving a Master Development Agreement for the Property; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

*Item 9: Ordinance 2017-09 – First Reading  
Comprehensive Plan Amendment  
Transmittal ~ Quasi-Judicial  
Dailey Property*

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 10: Lot Split – 404 U.S. Highway 27 – RaceTrac*

Consider Approval of a Lot Split for Property Located at 404 U.S. Highway 27.

*Item 11: Lot Aggregation – 120 W. Washington St. & Portion of 404 U.S. Highway 27 – RaceTrac*

Consider Approval of Lot Aggregation for Property Located at 120 W. Washington Street and a Portion of Property at 404 U.S. Highway 27.

*Item 12: Resolution 2017-28  
RaceTrac Special Exception*

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 404 U.S. Highway 27 and 120 West Washington Street, Minneola; Allowing for the Location of a Convenience Store with Fuel Operations on the Property; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

*Item 13: Interlocal Agreement – Citrus Grove Road*

Consider Approval of an Interlocal Agreement with Lake County for Utility Line Relocation for Citrus Grove Road Widening Project.

*Item 14: Ordinance 2018-01 – First Reading  
Accessory Structures*

An Ordinance of the City Council of the City of Minneola, Florida, Amending the Land Development Code in Sections 102-82, 102-102, and 102-132 to Regulate the Permitted

Square Footage of Customary Accessory Structures other than Sheds, Garages, or Similar Structures in RSF-1, RSF-2, and RSF-3 Zoning Districts; Providing for Aesthetic Requirements of Customary Accessory Structures; Providing for Severability; Providing for Conflict; and Providing for an Effective Date

*Item 15: Ordinance 2017-08 (Corrective) –  
First Reading – Annexation –  
~ Quasi-Judicial – Johnson Property*

A Corrective Ordinance of the City Council of the City of Minneola, Correcting a Scrivener’s Error in the Legal Description Attached to City Ordinance 2016-36, which Annexed 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 and Correcting a Scrivener’s Error in the Proposed City of Minneola Zoning Designation Referenced in Ordinance 2016-36; Providing for Severability; Providing for Repeal of Conflicting Ordinances; Providing for an Effective Date.

**V. FINAL PUBLIC COMMENTS**

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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 Barbara Hollerand, 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.”