



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 February 7, 2023 at 6:30 p.m.

I. CALL TO ORDER

II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

III. AGENDA REVIEW

IV. PUBLIC COMMENTS

The Minneola City Council will hear questions, comments, and concerns from the public. Action may not be taken by the city 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.

V. CITY MANAGER’S CONSENT AGENDA

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| Item 1: City Council Meeting Minutes | Consider a Request to Approve the January 17, 2023 City Council Meeting Minutes. |
| Item 2: Purchase Request – Water Meters & Supplies – Budgeted | Consider a Request to Purchase 432 Neptune R-900 Potable Meters & 432 Neptune R-900 Reclaimed Meters for New Installations and Meter Parts for Repairs from Ferguson Waterworks, Inc. |
| Item 3: Utility Improvements – Snarrs Subdivision | Consider a Proposal for Tetra Tech Inc. to Provide Professional Engineering Services for Sanitary Sewer and Water Distribution Improvements to the Snarrs Subdivision. |
| Item 4: Duke Energy Lighting Service Agreement | Consider a Request for a Lighting Service Agreement with Duke Energy for a Street Light to be Installed on West Osceola Street. |

Item 5: Pitney Bowes Postage Machine Lease Renewal

Consider a Request to Approve a Renewal of the Pitney Bowes Postage Machine Lease for a Five-Year Period.

VI. DISCUSSION AND ACTION ITEMS

Item 6: Resolution 2021-20 Conditional Use Permit – Vision Car Wash – *Quasi-Judicial*

A Resolution of the City Council of the City of Minneola, Florida, Providing for a Conditional Use Permit Pursuant to Section 106-1 of The Land Development Code of the City of Minneola, Florida, Allowing Property on US Highway 27 North of South Grassy Lake Road in Minneola, Florida Within a B-1 (“Business”) Zoning District to be Used for a Carwash; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 7: Preliminary Plat – Lookout Ridge at Sugarloaf Mountain

Consider a Request to Approve the Lookout Ridge at Sugarloaf Mountain Preliminary Plat

Item 8: Sugarloaf Mountain Design Guideline Amendment

Consider a Request to Approve Sugarloaf Mountain Amendment to Modify Design Guidelines for Setbacks. Front and Rear Setbacks from 25 feet to 20 Feet and to Modify Front Porch Setbacks from 25 Feet to 15 Feet.

Item 9: Ordinance 2023-02 Class E Buffer Type *First Reading*

An Ordinance of the City Council of the City of Minneola, Florida; Amending Section 110-3(B)(1) of the Land Development Code of the City of Minneola to Add Subsection (1)(E) Regarding Class E Buffer Landscaping; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.

Item 10: Ordinance 2023-03 Car Lots *First Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Section 18-211 of Article VII of the Code of Ordinances of the City of Minneola, Relating to Car Lots; Amending Chapter 102 of the Land Development Code of the City of Minneola Relating to Uses Permitted Within the

Business District as a Special Exception Use Upon Approval to Create New Subsection 102-343(15) Entitled “Car Lots”; Amending Chapter 106 of the Land Development Code of the City of Minneola Relating to Special Exceptions to Create a New Subsection 106-2(G)(48) Entitled “Car Lots”; Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

Item 11: Ordinance 2023-07 Municipal Service Taxing Unit (MSTU) – *First Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Consenting to Remain Within the County-Wide Municipal Service Taxing Unit for Ambulance and Emergency Medical Services; Providing for a One-Year Extension; Providing for an Effective Date.

Item 12: Resolution 2022-23 – Conditional Use Permit – Causey Road Surface Parking *Quasi-Judicial*

A Resolution of the City Council of the City of Minneola, Florida, Providing for a Conditional Use Permit Pursuant to Section 106-1 of the Land Development Code of the City of Minneola, Florida, Allowing Property on the East Side of Causey Road North of CR 561 in Minneola, Florida within an I-1 (“Industrial”) Zoning District to be Used for Surface Parking; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 13: Site Plan – Causey Road Surface Parking – *Quasi-Judicial*

Consider Approval of a Site Plan for Surface Parking on Approximately 3.34 Acres of Land Generally Located East of Causey Road and North of County Road 561.

Item 14: Hills of Minneola Parks Master Plan Discussion

Discussion the Hills of Minneola Master Park Plan

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

City Manager Mark Johnson

City Attorney Scott Gerken

Councilor Pam Serviss

Vice Mayor Debbie Flinn

Mayor Pat Kelley

Councilor Erick Hernandez

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 the city council with respect to any matter considered at this meeting, he or 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.