



**AGENDA**  
**MINNEOLA CITY COUNCIL MEETING**  
 Minneola City Hall  
 April 5, 2022 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**

- Item 1: City Council Meeting Minutes                      Consider a Request to Approve the March 15, 2022 City Council Meeting Minutes.
- Item 2: City Council Workshop Minutes                      Consider a Request to Approve the February 22, 2022 City Council Workshop Minutes.
- Item 3: Emergency Repair – Eastridge Water Treatment Plant Contoller                      Consider a Request to Approve the Purchase and Installation of a Replacement Contoller for the Emergency Power Generator located at the Eastridge Water Plant.
- Item 4: Water Conservation Plan Development                      Consider Approval of a Proposal to Allow Bolling Engineering, LLC to Develop a Water Conservation Plan as Required by the St. Johns River Water Management District for the Consumptive Use Permit Renewal.
- Item 5: Library Advisory Board Appointment                      Consider a Request to Appoint or Reappoint a Library Advisory Board Member and an Alternate Member for a Four-Year Term.

**VI. COUNCIL DISCUSSION & ACTION ITEMS**

- Item 6: Resolution 2021-18 Clean Streak Conditional Use Permit – 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 Southern Breeze Drive 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: Resolution 2021-19 Clean Streak Variance – Quasi~Judicial A Resolution Of The City Council Of The City Of Minneola, Florida, Granting A Variance To Section 110-3(A)(1) Of The Land Development Code Of The City Of Minneola, Florida, Relating To The Maximum Number Of Uninterrupted Parking Spaces Between Landscape Areas; Granting A Variance To Section 122-85(D)(5) Of The Land Development Code Of The City Of Minneola Relating To Required Slopes And Maximum Wall Height For Transitions Between Multilevel Construction For Property Located On Us Highway 27, North Of Southern Breeze Drive, Minneola, Florida; Providing For Conditions; Providing For Recordation; Providing For An Effective Date.
  
- Item 8: Ordinance 2022-07 Accessory Dwelling *First Reading* An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 82 of the Land Development Code of the City of Minneola, Florida; Amending the Definition of Customary Accessory Structure and Creating a Definition Of Accessory Dwelling; Amending Chapter 102 of the Land Development Code Of the City Of Minneola, Florida, to Allow Accessory Dwellings in Certain Districts; Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.
  
- Item 9: Ordinance 2022-04 B-1 Design Standards – Maximum Living Area *Second Reading* An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 102 of the Land Development Code of the City of Minneola Relating to Design Standards; Amending Design Standards Applicable Within the B-1 Business District; Providing for

Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

Item 10: Ordinance 2022-05 Small Scale Comprehensive Plan Amendments  
*Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 98 of the Land Development Code of the City of Minneola, Florida Relating to Conditions Applicable to Small Scale Comprehensive Plan Amendments; 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 2022-08 Temporary Subdivision Sign  
*Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 118 of the Land Development Code of the City of Minneola Relating to Signs Allowed in All Zoning Districts; Allowing Certain Temporary Signs; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

Item 12: Bid Award – Turnpike Utility Modifications – Budgeted

Consider a Request to Allow Staff to Move Forward with the Recommendation of Award to the Low Bidder, ECO-2000, Inc. for the Utility Extensions at the Turnpike Crossing.

Item 13: Discussion – The Hills of Minneola

Discuss the Status of The Hills of Minneola Development.

**VII. FINAL PUBLIC COMMENTS**

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**VIII. REPORTS**

- City Manager Mark Johnson
- City Attorney Scott Gerken
- Vice-Mayor Pam Serviss
- Councilor Debbie Flinn
- 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 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.