



**AGENDA**  
**MINNEOLA CITY COUNCIL MEETING**  
**Minneola City Hall**  
**May 3, 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 April 19, 2022 City Council Meeting Minutes.
- Item 2: Contract – Holiday Pole Decorations              Consider a Request to Renew a Three-Year Contract with Clarks Outdoor Décor for Holiday Decorations for 2022-2024.
- Item 3: Purchase Request – Loose Equipment for New Fire Engine              Consider Approval of Purchase Request for the Purchase Loose Equipment for the New Fire Engine.
- Item 4: Purchase Request – Emergency Generator Repair WWTP              Consider Approval of an Emergency Purchase to Replace the Diesel Engine Cooling System for the Emergency Generator at the Wastewater Treatment Facility.
- Item 5: Purchase Request – Water Meters and Supplies              Consider a Request to Purchase Neptune R-900 Water & Reclaimed Meters and Supplies.
- Item 6: Proposal – Kinz Consulting, LLC - Stormwater & Wastewater 20-Year Needs Analysis              Consider a Proposal from Kinz Consulting, LLC to Complete a 20-Year Needs Analysis for the City’s Stormwater & Wastewater Systems.
- Item 7: Proposal – Tetra Tech – Highlands              Consider a Proposal from Tetra Tech to

Mobile Homes Park Water Distribution Improvements

Provide Professional Engineering Services for Water Distribution Improvements to Highlands Mobile Home Park.

**VI. COUNCIL DISCUSSION & ACTION ITEMS**

Item 8: Ordinance 2021-25 Park Ridge Annexation & Rezoning  
Second Reading – 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 Approximately 1.84+ Acres of Property Located At Lake Minneola Shores and Lake Shore Drive, in Lake County, Florida; Rezoning the Property From Lake County “Agriculture” (A) to “Single Family Medium Residential” (RSF-2) Within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

Item 9: Ordinance 2021-26 Park Ridge Comprehensive Plan Amendment

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment Amending the Land Use Designation From “Urban Low Density” and “Rural Transition on the Lake County Comprehensive Plan to “Single Family Medium Density” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 1.84+ Acres of Property Located At Lake Minneola Shores and Lake Shore Drive; 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: Ordinance 2022-09 the Reserve at Lake Ridge Rezoning – First Reading  
Quasi-Judicial

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Rezoning of Approximately 13.98 Acres of Property Generally Located West of U.S. Highway 27, South of East Apshawa Road, Directly West of Sullivan Road, in the City of Minneola From RSF-2 (Single Family Medium Density Residential) to PUD-R (Planned Unit Development Residential); Approving a Planned Unit Development Agreement for the Property; Providing for Severability; Providing for an Effective Date.

Item 11: Ordinance 2022-10 Community

An Ordinance of the City Council of the City of

Redevelopment Agency Moratorium

Minneola, Florida, Imposing a Temporary Moratorium for 180 Days on the Submittal, Processing, and Issuance of Any Local Business Tax Receipts, Development Orders or Development Permits Having the Effect of Permitting or Allowing Certain Uses Within the Minneola Downtown Community Redevelopment Area (Cra), As Further Defined Herein; the Temporary Moratorium Shall Apply to All Real Property Located Within the Minneola Downtown C.R.A. in the Corporate Limits of the City of Minneola; Providing for Legislative Findings; Providing for Severability; Providing for Repeal of Conflicting Ordinances; Providing for an Effective Date.

Item 12: Ordinance 2022-12 Hills of Minneola Developer Agreement Amendment

An Ordinance of the City Council of the City of Minneola, Florida, Approving an Amendment to the First Amended and Restated Hills of Minneola Planned Unit Development Agreement Relating to the Relocation of a K-8 School Site; Providing for Severability; and Providing for an Effective Date.

**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
- 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.