



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 June 6, 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 May 16, 2023 City Council Meeting Minutes. |
| Item 2: Purchase Request – 800 Mhz Radios | Consider a Request to Approve the Purchase Four Additional Portable Radios and Related Accessories. |
| Item 3: Purchase Request – Breathing Air Compressor & Cascade Filling System | Consider a Request to Approve the Purchase a New Breathing Air Compressor and Cascade Filling System for the Fire Department to Perform In-House Filling of Breathing Air Bottles for Self-Contained Breathing Apparatus. |
| Item 4: Agreement – State of Florida – Sub-Recipient Federal Funding | Consider a Request to Approve an Agreement with the Florida Department of Emergency Management Pertaining to Sub-Recipient Award of Federal funds to Reimburse the City Some Costs of Emergency Protective Measures and Debris |

Removal as Part of the Response and Recovery to and from Hurricane Ian in Late 2022.

VI. DISCUSSION AND ACTION ITEMS

Item 5: Purchase Request – Street Sweeper

Consider a Request to Approve the Purchase of a Street Sweeper from Environmental Products Group Using the Sourcewell Contract.

Item 6: Resolution 2023-03 Variance –
Fat Chef – 204 W. Washington Street
Quasi-Judicial

A Resolution of the City Council of the City of Minneola, Florida, Providing for a Variance from the Land Development Code Chapter 6 Sec. 6-2 to Allow a Restaurant to Sell Liquor, Beer or Wine Within 300 Feet in an Air Line from any Church or Public or Private School Operated for the Instruction of Minors in the Common Branches of Learning Measured from Building to Building at Their Closest Points; Providing for a Variance from the Land Development Code Chapter 106 Sec. 106.2 (G) (47) C. to Allow a Restaurant to Sell Alcoholic Beverages Less than the Minimum Distance of 400 Feet Between the Proposed Establishment and Other Establishments Selling Alcoholic Beverages for On-Site or Off-Site Consumption for Property Generally Located at 204 West Washington Street. Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 7: Resolution 2023-07 – Special Exception
Fat Chef – 204 W. Washington Street
Quasi-Judicial

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 Generally Located at 204 West Washington Street, Minneola, Florida; Allowing for the Location of a Restaurant with the Sale of Alcohol for Onsite Consumption Only on the Property; Providing for Conditions; Providing for Recordation; Providing for An Effective Date.

- Item 8: Ordinance 2023-04 Alcoholic Beverages – *Second Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 6 of the City of Minneola Code of Ordinances; Providing for a Definition of Bottle Clubs; Adding a New Section 6.3 to Prohibit the Location of Bottle Clubs, as Defined Herein, Within the City of Minneola; Providing for Severability; Providing for Codification; Providing for Repeal of Conflicting Ordinances; and Providing for an Effective Date.
- Item 9: Ordinance 2023-14 Minneola Mountain CRA Moratorium – *Second Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Extending a Temporary Moratorium 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 Mountain Properties Community Redevelopment Area (CRA), as Further Defined Herein Until December 31, 2023; the Temporary Moratorium Shall Apply to all Real Property Located within the Minneola Mountain Properties 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 10: Ordinance 2023-15 Minneola Downtown CRA Moratorium
Second Reading
- An Ordinance of the City Council of the City of Minneola, Florida, Amending a Temporary Moratorium 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 Provided Herein; Extending Such Temporary Moratorium Until December 31, 2023; 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 11: Ordinance 2023-18 Design Standards for B-1, I-2, OR, PUD, RMF-1, RMF-2 – *First 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, I-1 Industrial District, Office/Residential District, RMF-1 Multifamily Medium Residential Density District, RMF-2 Multifamily High Density Residential District, PUD Planned Unit Development District and the Public Facilities/Institutional District; Providing for Administrative Approval Procedures Related to the Live Local Act, Providing for Dispute Resolution Process, Providing Definitions, Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.
- Item 12: Ordinance 2023-19 Main Avenue Redevelopment District Design Standards – *First Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 102, Division 17 of the Land Development Code of the City of Minneola, Florida; Revising the Design Standards Within the MA Main Avenue Redevelopment District to Allow Lap Siding for the Exterior of Buildings Located Within the District; Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.
- Item 13: Final Plat – Overlook at Grassy Lake Phase 3 – *Quasi-Judicial*
- Consider a Request to Approve Overlook at Grassy Lake Phase 3 Final Plat for Property Generally Located South of Citrus Grove Road and East of Grassy Lake Road.

- Item 14: Final Plat – Villages at Minneola Hills
Phase 3 – *Quasi-Judicial*
- Consider a Request to Approve Villages at Minneola Hills Phase 3 Final Plat for Property Generally Located South of County Road 561-A, East of North Hancock Road, and Southwest of County Road 455.

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.