



**AGENDA**  
**MINNEOLA CITY COUNCIL MEETING**  
 Minneola City Hall  
 September 6, 2022  
 Immediately Following the C.R.A. Meeting  
 Beginning After the City Budget Hearing 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 August 16, 2022 City Council Meeting Minutes.
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**VI. DISCUSSION AND ACTION ITEMS**

Item 2: Hills Crossing Parcel 1 Site Plan <i>Quasi-Judicial</i>	Consider Approval of Hills Crossing Parcel 1 Site Plan for a Quick Service Restaurant at the Corner of Hancock Road and Citrus Grove Road in the Hills Crossing Shopping Center.
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Item 3: Cyrene at Minneola – Lot Aggregate	Consider Approval of an Aggregate of Three Lots Generally Located East of Citrus Grove Road and South of the Turnpike for the Cyrene at Minneola Residential Development.
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- Item 4: Cyrene at Minneola – Lot Split

Consider Approval of a Lot Split for a Parcel of Land Generally Located East of Citrus Grove Road and South of the Turnpike for the Village Center and a Portion of Cyrene at Minneola Residential Development.
- Item 5: Cyrene at Minneola Preliminary Subdivision Plan

Consider Approval of the Preliminary Plat for Cyrene at Minneola Generally Located East of Citrus Grove Road and South of the Turnpike.
- Item 6: Water and Wastewater Impact Fee Study

Consider a Request to Approve the Water and Wastewater Impact Fee Study Provided by Florida Rural Water Association.
- Item 7: Ordinance 2022-20 Sugarloaf Community Development District – *First Reading*

An Ordinance of the City Council of the City of Minneola Regarding the Sugarloaf Community Development District; Granting Petition of Richland Developers – Florida, Inc., Establishing and Naming the Sugarloaf Community Development District Pursuant to Chapter 190, Florida Statutes (2021); Describing the External Boundaries of the District and Providing for Future Expansion with Sufficiently Contiguous Lands; Describing and the Functions and the Powers of the District; Designating Five Persons to Serve as the Initial Members of the District’s Board of Supervisors; Providing a Severability Clause; and Providing an Effective Date.

**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.