



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 October 3, 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. PROCLAMATION

- | | |
|---|---|
| Item 1: Mayor’s Election Proclamation | Calling for an Election on November 7, 2023. |
| Item 2: Community Planning Month Proclamation | A Proclamation Designating October 2023 as Community Planning Month in Conjunction with the Celebration of National Community Planning Month. |
| Item 3: White Cane Day Proclamation | A Proclamation Designating October 15, 2023 White Cane Awareness Day. |

2023 MAYOR'S PROCLAMATION

THE GENERAL ELECTION OF THE CITY OF MINNEOLA SHALL BE HELD IN MINNEOLA CITY HALL, LOCATED AT 800 NORTH U.S. HIGHWAY 27, MINNEOLA, FL, ON TUESDAY NOVEMBER 7, 2023, BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. EASTERN STANDARD TIME.

THE PURPOSE OF THE ELECTION IS TO ELECT A CANDIDATE FOR CITY COUNCIL SEAT 1, SEAT 3, AND SEAT 5 AND TO PRESENT BALLOT QUESTION NUMBER 1 AND BALLOT QUESTION NUMBER 2 REGARDING TERM LENGTH AND TERM LIMITS.

THE OFFICE HOLDS A TWO-YEAR TERM FROM NOVEMBER 2023 TO NOVEMBER 2025.

THE BALLOT QUESTION ON THE BALLOTS ARE AS FOLLOWS:

BALLOT QUESTION NUMBER 1:

CURRENTLY, THE CITY CHARTER PROVIDES FOR ANNUAL CITY COUNCIL ELECTIONS AND STAGGERED TWO-YEAR TERMS OF OFFICE. THE PROPOSED AMENDMENT INCREASES THE TERM FROM 2 TO 4 YEARS AND PROVIDES STAGGERED FOUR-YEAR TERMS OF OFFICE. IF THE AMENDMENT IS APPROVED, COUNCIL SEATS 1, 3, AND 5 SHALL BE UP FOR RE-ELECTION FOR A FOUR-YEAR TERM STARTING IN NOVEMBER 2026 AND SEATS 2 AND 4 SHALL BE UP FOR RE-ELECTION FOR A FOUR-YEAR TERM STARTING IN NOVEMBER 2024.

SHALL THE ABOVE-DESCRIBED AMENDMENT BE ADOPTED?

YES []

NO []

BALLOT QUESTION NUMBER 2:

CURRENTLY, THE CITY CHARTER CONTAINS NO CITY COUNCIL TERM LIMITS. THE PROPOSED AMENDMENT PROVIDES FOR A TERM LIMIT OF EIGHT YEARS AND SIXTY DAYS BEGINNING AFTER THE NOVEMBER 2023 ELECTION. THE PROPOSED AMENDMENT ALLOWS SOMEONE WHO WOULD OTHERWISE NOT QUALIFY TO SERVE ON CITY COUNCIL DUE TO SUCH TERM LIMIT TO SIT OUT ONCE FOR AN INTERVENING TERM OF OFFICE AND THEREAFTER QUALIFY FOR ONE ADDITIONAL MAXIMUM OF EIGHT YEARS AND SIXTY DAYS ON CITY COUNCIL.

SHALL THE ABOVE-DESCRIBED AMENDMENT BE ADOPTED?

YES []

NO []

MAYOR PAT KELLEY
CITY OF MINNEOLA

PROCLAMACIÓN DEL ALCALDE PARA 2023

LA ELECCIÓN GENERAL DE LA CIUDAD DE MINNEOLA SE LLEVARÁ A CABO EN EL AYUNTAMIENTO DE MINNEOLA, UBICADO EN 800 NORTH U.S. HIGHWAY 27, MINNEOLA, FL, EL MARTES 7 DE NOVIEMBRE DE 2023, ENTRE LAS 7:00 A.M. Y LAS 7:00 P.M. HORA ESTÁNDAR DEL ESTE.

EL PROPÓSITO DE LA ELECCIÓN ES ELEGIR A UN CANDIDATO PARA LOS ESCAÑOS 1, 3 Y 5 DEL AYUNTAMIENTO Y PRESENTAR LA PREGUNTA NÚMERO 1 Y LA PREGUNTA NÚMERO 2 REFERENTES A LA DURACIÓN Y LOS LÍMITES DE LOS MANDATOS.

EL CARGO DURARÁ DOS AÑOS, DESDE NOVIEMBRE DE 2023 HASTA NOVIEMBRE DE 2025.

LA PREGUNTA QUE FIGURA EN LAS BOLETAS ES LA SIGUIENTE:

PREGUNTA NÚMERO 1:

ACTUALMENTE, LOS ESTATUTOS DE LA CIUDAD PREVÉN ELECCIONES ANUALES AL CONSEJO MUNICIPAL Y MANDATOS ESCALONADOS DE DOS AÑOS. LA ENMIENDA PROPUESTA AUMENTA EL MANDATO DE 2 A 4 AÑOS Y ESTABLECE MANDATOS ESCALONADOS DE CUATRO AÑOS. SI SE APRUEBA LA ENMIENDA, LOS CONCEJALES 1, 3 Y 5 PODRÁN SER REELEGIDOS PARA UN MANDATO DE CUATRO AÑOS A PARTIR DE NOVIEMBRE DE 2026 Y LOS CONCEJALES 2 Y 4 PODRÁN SER REELEGIDOS PARA UN MANDATO DE CUATRO AÑOS A PARTIR DE NOVIEMBRE DE 2024.

¿DEBERÍA APROBARSE LA ENMIENDA ANTES MENCIONADA?

SÍ []

NO []

PREGUNTA NÚMERO 2:

ACTUALMENTE, LOS ESTATUTOS DE LA CIUDAD NO CONTIENEN LÍMITES A LOS MANDATOS DE LOS CONCEJALES. LA ENMIENDA PROPUESTA ESTABLECE UN LÍMITE DE MANDATO DE OCHO AÑOS Y SESENTA DÍAS A PARTIR DE LAS ELECCIONES DE NOVIEMBRE DE 2023. LA ENMIENDA PROPUESTA PERMITE QUE ALGUIEN QUE DE OTRO MODO NO REUNIRÍA LOS REQUISITOS PARA SERVIR EN EL CONCEJO MUNICIPAL DEBIDO A DICHO LÍMITE DE MANDATOS SE RETIRE UNA VEZ POR UN MANDATO INTERMEDIO Y, A PARTIR DE ENTONCES, REÚNA LOS REQUISITOS PARA UN MÁXIMO ADICIONAL DE OCHO AÑOS Y SESENTA DÍAS EN EL CONCEJO MUNICIPAL.

¿DEBERÍA APROBARSE LA ENMIENDA ANTES MENCIONADA?

SÍ []

NO []

ALCALDE PAT KELLEY CIUDAD DE MINNEOLA

PUBLICADO EN UN PERIÓDICO DE DIFUSIÓN GENERAL EN LAS FECHAS: 8 DE OCTUBRE DE 2023 16 DE OCTUBRE DE 2023 23 DE OCTUBRE DE 2023 30 DE OCTUBRE DE 2023

VI. CITY MANAGER'S CONSENT AGENDA

- Item 4: Budget Hearing Minutes Consider a Request to Approve the September 19, 2023 Budget Hearing Minutes.
- Item 5: City Council Meeting Minutes Consider a Request to Approve the September 19, 2023 City Council Meeting Minutes.
- Item 6: Vendor Shortlist and Engagement in Contract Negotiations Consider a Request to Approve a Vendor Shortlist and Engagement in Contract Negotiations for the Design of a Secondary Public Safety Facility.
- Item 7: Purchase Request – CivicPlus Branded App Consider a Request to Approve the Purchase of a Branded App for Residents to Download to Their Devices that will Allow them to Submit Concerns Directly to the Stakeholders at the City.
- Item 8: Professional Engineering Services Proposal – Highlands Mobile Home Park – Wastewater Improvements Consider a Request to Approve a Proposal from Tetra Tech Engineering for Wastewater Improvements to the Highland Mobile Home Park.
- Item 9: Agreement – Sterling Capital Management, LLC – Investment Advisor Consider a Request to Approve to Enter into an Agreement with Sterling Capital Management, LLC to Provide Investment Advisory Services.
- Item 10: Agreement – Truist Financial Corporation – Investment Custodial Services Consider a Request to Approve an Agreement with Truist Financial Corporation to Provide Investment Custodial Services.
- Item 11: Purchase Request – Automatic Meter Reader (AMR) System Upgrade Consider a Request to Approve of the Purchase of an Upgrade to the City's Automatic Meter Reader (AMR) Software from N_Sight to Neptune 360 Data Management Platform.
- Item 12: Professional Services – Kinz Consulting, LLC – Development of a RFQ for Engineering Services Consider a Request to Approve a Proposal from Kinz Consulting, LLC to Develop a RFQ for Engineering Services for the Design of the Water Reclamation Facility Expansion.

VII. DISCUSSION AND ACTION ITEMS

- Item 13: Development Agreement – Advent Health – Hills of Minneola – *First of two Public Hearings*
- Consider a Request to Approve an Amendment to the Development Agreement for the Hills of Minneola for Pods 13B.
- Item 14: Site Plan – AdventHealth Hospital *Quasi-Judicial*
- Consider a Request to Approve a Site Plan to Allow the Construction of a Hospital on Property Generally Located on North Hancock Road at the Florida Turnpike.
- Item 15: Development Agreement – Minneola Land, LLC – Hills of Minneola – *First of Two Public Hearings*
- Consider a Request to Approve an Amendment to the Developer Agreement for the Hills of Minneola for Pods 3, 10, 11, 12, 13A, 14, 15, and 16.
- Item 16: Ordinance 2023-25 – Comprehensive Plan Amendment – Hills of Minneola - *First Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Pursuant to the Provisions of Florida Statute 163.3184; Amending the City’s Comprehensive Plan; Amending Policy 1-2.10.2 Table B Combining Office and Commercial Land Uses and Adding 1039 Mixed Use Residential Units for the Second Floor of Commercial Buildings in the Parcels on the West Side of North Hancock Road North of the Florida Turnpike; Directing the City Clerk to Provide Certified Copies of This Ordinance After Approval to the Florida Department of Economic Opportunity and Reviewing Agencies Pursuant to Chapter 163, Florida Statutes; Providing for Conflict; Providing for Severability; Providing for an Effective Date.
- Item 17: Ordinance 2023-26 – Mixed Use - *First Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 82 of the Code of the City of Minneola General Provisions; Adding the Definition of Mixed Use Development and Townhouse to Section 82-12; Revising the Development Standards in Chapter 94 of the Land Development Code of the City of Minneola; Adding Section 94-6 Standards for Mixed Use Development; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.

Item 18: Ordinance 2023-27 – Temporary
 Moratorium on Certain Uses -
Second Reading

An Ordinance of the City Council of the City of Minneola, Florida, Imposing a Temporary Moratorium for 180 Days on The Submittal, Processing, and Issuance of Any Local Business Tax Receipts, Land Use Modifications, Development Orders, Development Permits or Other Approvals Having the Effect of Permitting or Allowing Certain Uses, Including Retail Tobacco Shops, Smoke Shops, Payday Lenders, Deferred Presentment Providers, Massage Parlors, Massage Establishments, Bars, Lounges, and Nightclubs Within the City of Minneola; the Temporary Moratorium Shall Apply to all Real Property Located Within 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 19: Solid Waste Services Discussion

Discussion of the Solid Waste Contract with GFL.

Item 20: Door-to-Door Soliciting Discussion

Discussion of the No Soliciting Code

VIII. 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.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

IX. 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.