



**AGENDA**  
**MINNEOLA CITY COUNCIL MEETING**  
 Minneola City Hall  
 October 17, 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: Red Ribbon Week Proclamation	A Proclamation Designating October 23 - 29 2023 as Red Ribbon Week.
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**VI. CITY MANAGER'S CONSENT AGENDA**

Item 2: City Council Meeting Minutes	Consider a Request to Approve the October 3, 2023 City Council Meeting Minutes.
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Item 3: City Council Meeting Minutes	Consider a Request to Approve the October 5, 2023 City Council Meeting Minutes.
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Item 4: Agreement – St. John's River Water Management District – Cost-Share Funding Program.	Consider a Request to Approve an Agreement with St. John's River Water Management District to Cost-Share the Funding for the Construction of the Minneola Alternative Water Supply Reclaimed Water Project.
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Item 5: Purchase Request – Extrication Equipment	Consider a Request to Approve the Purchase of Extrication Equipment for the New Tower Truck from Hurst Equipment.
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**DISCUSSION AND ACTION ITEMS**

- Item 6: Development Agreement – Advent Health – Hills of Minneola – *Second Public Hearing*
- Consider a Request to Approve an Amendment to the Development Agreement for the Hills of Minneola for Pods 13B.
- Item 7: 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 8: Development Agreement – Minneola Land, LLC – Hills of Minneola – *Second Public Hearing*
- 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 9: Final Plat – Villages at Minneola Hills Phase 4
- Consider a Request to Approve Villages at Minneola Hills Phase 4 Final Plat for property generally located East of North Hancock Road and South of CR 561A.
- Item 10: Ordinance 2023-26 – Mixed Use - *Second 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 11: Ordinance 2023-31 Open House Signage – *First Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 118, Section 118-7 of the Land Development Code of the City of Minneola Pertaining to Temporary Real Estate Signs, Weekend Sales, and Open House Signs; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.
- Item 12: Ordinance 2023-30 Smoke Shops *First Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Amending Sections 18-253 And 18-254 of Article VIII of the Code of Ordinances of the City of Minneola, Relating to Tobacco Products; Amending Chapter 102 of The Land Development Code of the City of Minneola Relating to Uses

- Permitted Within the Business District as a Special Exception Use Upon Approval To Create New Subsection 102-343(16) Entitled “Smoke Shops”; Amending Chapter 106 of the Land Development Code of The City of Minneola Relating to Special Exceptions to Create a New Subsection 106-2(G)(50) Entitled “Smoke Shops”; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.
- Item 13: Solid Waste Services Discussion Discussion of the Solid Waste Contract with GFL.
- Item 14: Planning & Zoning Commission Appointments Consider a Request to Appoint Planning & Zoning Commission Members.
- Item 15: Legislative Requests Discussion Discussion of Legislative Requests for the Upcoming Legislative Session.

## **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.

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

## **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.

# Business Impact Estimate

## **Ordinance 2023-25 – Comprehensive Plan Amendment – Hills of Minneola**

Summary of Ordinance: Amending the City’s Comprehensive Plan; Amending Policy 1-2.10.2 Table B Clarifying Office and General Commercial Land Uses and Authorizing 1039 Residential Units in the General Commercial Land Use to Be Vertically Integrated with Commercial Buildings in the Parcels on the west side of North Hancock Road, North of the Florida Turnpike.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

# Business Impact Estimate

## **Ordinance 2023-26 – Mixed Use**

Summary of Ordinance: 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

# Business Impact Estimate

## **Ordinance 2023-XX – Smoke Shops**

Summary of Ordinance: Amending Sections 18-253 And 18-254 of Article VIII of the Code of Ordinances of the City of Minneola, Relating to Tobacco Products; Amending Chapter 102 of The Land Development Code of the City of Minneola Relating to Uses Permitted Within the Business District as a Special Exception Use Upon Approval To Create New Subsection 102-343(16) Entitled “Smoke Shops”; Amending Chapter 106 of the Land Development Code of The City of Minneola Relating to Special Exceptions to Create a New Subsection 106-2(G)(50) Entitled “Smoke Shops”.

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  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

# Business Impact Estimate

## **Ordinance 2023-XX – Open House Signage**

Summary of Ordinance: Amending Chapter 118, Section 118-7 of the Land Development Code of the City of Minneola Pertaining to Temporary Real Estate Signs, Weekend Sales, and Open House Signs.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.