



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 November 1, 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 Workshop Minutes Consider a Request to Approve the October 11, 2022 City Council Workshop Minutes.

Item 2: City Council Meeting Minutes Consider a Request to Approve the October 18, 2022 City Council Meeting Minutes.

VI. DISCUSSION AND ACTION ITEMS

Item 3: Ordinance 2022-28 Community Redevelopment Agency Moratorium Extension – *Second Reading* An Ordinance of the City Council of the City of Minneola, Florida, Extending a Temporary Moratorium for an Additional 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 4: Site Plan – Hills Crossing Parcel 2
Quasi-Judicial
- Consider a Request to Approve Hills Crossing Parcel 2 Site Plan Generally Located East of North Hancock Road and South of Citrus Grove Road within the Hills Crossing Commercial Subdivision.
- Item 5: Site Plan – Hills Crossing Parcel 4
Quasi-Judicial
- Consider a Request to Approve Hills Crossing Parcel 4 Site Plan Generally Located East of North Hancock Road and South of Citrus Grove Road within the Hills Crossing Commercial Subdivision.
- Item 6: Ordinance 2022-18 Founder’s Ridge Comprehensive Plan Amendment
First Reading
- An Ordinance of the City Council of the City of Minneola, Florida, Providing for an Amendment to the City’s Comprehensive Plan; Providing for a Comprehensive Plan Land Use Designation Amendment From “Single Family Medium Density” and “Conservation” to “Mixed Use Development” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan for Approximately 335 Acres of Property Generally Located at Citrus Grove Road and Scrub Jay Lane, in the City of Minneola, Lake County, Florida; Providing for 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 7: Resolution 2022-17 Founder’s Ridge Developer Agreement Amendment
Public Hearing
- A Resolution of the City Council of the City of Minneola, Florida, Approving the Minneola Town Center (Formerly Founders Ridge) Amended and Restated Planned Unit Development Agreement; Providing for Severability; and Providing for an Effective Date.

- Item 8: Resolution 2022-19 Public Nuisance Show Cause – 201 W. Washington St. A Resolution of the City Council of the City of Minneola, Florida, Declaring the Property Located at 201 W. Washington Street, Minneola, Florida, to be a Threat to the Public Health, Safety, and Welfare Pursuant to Code Of Ordinances Section 30-41; Providing for an Order to Show Cause; Providing for 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 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.