



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 November 21, 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

Item 1: Purchase Request – Replacement Fire Engine Consider a Request to Purchase a Fire Engine to Replace Engine 86.

VI. DISCUSSION AND ACTION ITEMS

Item 2: Minneola Business Park Preliminary Subdivision Plat – *Quasi-Judicial* Consider a Request to Approve the Minneola Business Park Preliminary Subdivision Plat for 13.118 Acres Generally Located East of South Galena Ave. and North of East Division St.

Item 3: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning - *First Reading* An Ordinance of the City Council of the City of Minneola, Florida, Amending the Boundaries of the City of Minneola in Accordance with the Procedure Set Forth in Section 171,044, Florida Statutes, to Include within the City Limits Approximately 83.25± Acres of Property Generally Located on the North Side of the Florida Turnpike and North and South of County Road 561A in Lake

County, Florida; Rezoning the Property from County "Planned Unit Development" (PUD) to "Planned Unit Development" (PUD) within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

Item 4: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment - *First Reading*

An Ordinance of the City Council of the City of Minneola, Lake County, Florida, Amending the City's Comprehensive Plan Pursuant to Chapter 163.3187, Florida Statutes by Amending the Land Use Plan as Depicted on the Future Land Use Map from Lake County "Regional Office" Pursuant to the Lake County Comprehensive Plan to "Harb/ Minneola Ridge Mixed Use Residential Development " on the Future Land Use Map of the City of Minneola's Comprehensive Plan for Approximately 83.25 Acres of Property Generally Located to the North of the Florida Turnpike and West of the Hills of Minneola DRI, North and South of County Road 561A; Amending the Future Land Use Element of the City Policy 1-2.11-1 Mixed Use Residential Development; Amending Policy 1-2.11.5 Of the Future Land Use Element of the City Harb / Minneola Ridge Mixed Use Residential Development; 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 5: Minneola Ridge Developer Agreement Amendment

Consider a Request to Approve an Amendment to the Developer Agreement for Minneola Ridge.

Item 6: Ordinance 2023-21 Open House Signage – *Second 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 Inclusion in the Land Development Code;

Providing For Severability; Providing for Repeal Of Conflicting Ordinances; Providing for an Effective Date.

- Item 7: Resolution 2023-21 Amended Budget Consider a Request to Amend the Fiscal Year 2023 Budget by Resolution as Described in the City Charter.
- Item 8: City Council Appointments Annual Review of City Council Board/Committee Appointments and Reappointments.

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.

Business Impact Estimate

Ordinance 2023-21 – 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 law¹ 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.

¹ See Section 166.041(4)(c), Florida Statutes.