



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 December 5, 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

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| Item 1: City Council Meeting Minutes | Consider a Request to Approve the November 14, 2023 City Council Meeting Minutes |
| Item 2: City Council Workshop Minutes | Consider a Request to Approve the November 20, 2023 City Council Workshop Minutes. |
| Item 3: City Council Meeting Minutes | Consider a Request to Approve the November 21, 2023 City Council Meeting Minutes. |
| Item 4: Purchase Request – Upgrade Internet Speed at City Hall and Wastewater Treatment Plant | Consider a Request to Approve the Purchase of Faster Fiber Connection at City Hall and the Wastewater Treatment Plant. |
| Item 5: Purchase Request – On-Line Permitting Module for Edmunds Software | Consider a Request to Approve the Purchase of the On-Line Permitting Module Add-on for our Edmunds Software. |

VI. DISCUSSION AND ACTION ITEMS

Item 6: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning – *Quasi-Judicial* – *Second Reading* - *Tabled until 12-19-23*

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 7: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment - *Second Reading* – *Tabled until 12-19-23*

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 8: Minneola Ridge Developer Agreement Amendment – *Second Hearing - Tabled Until 12-19-23* Consider a Request to Approve an Amendment to the Developer Agreement for Minneola Ridge.
- Item 9: Ordinance 2023-25 Minneola Hills, LLC Comprehensive Plan Amendment - *Second 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 1,039 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 10: Ordinance 2023-30 Smoke Shops - *Second Reading* An Ordinance of the City Council of the City of Minneola, Florida; Amending Sections 18-253, 18-254, and 18-255 of Chapter 18 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 Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.
- Item 11: Resolution 2023-30 Special Exception Pipe Dreams Smoke Shop – *Quasi-Judicial* A Resolution of the City Council of the City of Minneola, Florida, Providing for a Special Exception Use Permit Pursuant to Section 106-2(G)(50) of the Land Development Code

of the City of Minneola, Florida, Allowing Property at 825 North US Highway 27 Unit 103 in Minneola, Florida Within a B-1 (“Business”) Zoning District to be Granted a Special Exception Use Permit for a Smoke Shop; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

Item 12: New Library – Final Budget and Design Consider a Request to Approve the Final Budget and Design of the New Minneola Library.

Item 13: Main Avenue Streetscape Vision Consider a Request to Approve a Contract with Inspire Placemaking Collective to Provide a Main Avenue Streetscape Vision at the Library.

Item 14: Council Appointments – P&Z Commission Alternates & Parks Committee Reappointments Consider Appointing Alternate Members to the Planning & Zoning Commission and Reappoint Members of the Parks Committee.

Item 15: Ordinance 2023-32 Extension to Solid Waste Collection Franchise to GFL Environmental Services USA, Inc. An Ordinance of the City Council of the City Of Minneola, Florida, Granting an Extension to a Residential and Commercial Solid Waste Collection Franchise to GFL Environmental Services USA, Inc.; Authorizing Notice of the Extension to GFL Environmental Services USA, Inc.; Providing for Severability; Providing for Conflict; and Providing for an Effective Date.

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 2023-30 – Smoke Shops

Summary of Ordinance: An Ordinance of The City Council of the City of Minneola, Florida; Amending Sections 18-253,18-254, and 18-255 Of Chapter 18 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 Conditions; Providing For Inclusion In The Code Of Ordinances; Providing For Conflict; Providing For Severability; Providing For An Effective Date.

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.