



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 December 6, 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 Meeting Minutes

Consider a Request to Approve the November 15, 2022 City Council Meeting Minutes.

VI. DISCUSSION AND ACTION ITEMS

Item 2: Resolution 2022-20 – 201 West Washington Street – Public Nuisance and Abatement

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 Public Nuisance to the Citizens of the City of Minneola, Florida, Pursuant to Section 30-42 of the Code of Ordinances; Providing a Reasonable Period of Time to the Property Owner Within Which to Cure Such Nuisance; Providing for Abatement by City in the Event the Property Owner Fails to do so; Providing for an Effective Date.

Item 3: Ordinance 2022-22 – Commercial Property – Annexation – *Quasi-Judicial – Second 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 Chapter 171, Part II and Section 171.044, Florida Statutes, to Include Within the City Limits Approximately 12.3749 Acres of Property Generally Located at the Intersection of U.S. Highway 27 and CR 561 in Lake County, Florida; Rezoning the Property from Lake County Neighborhood Commercial (C-1) to B-1 Business District Within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

Item 4: Ordinance 2022-23 – Commercial Property – Comprehensive Plan Amendment – *Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment Amending the Land Use Designation "Regional Office" on the Lake County Comprehensive Plan to "General Commercial" on the Future Land Use Map of the City of Minneola's Comprehensive Plan, for Approximately 12.3749 Acres of Property Generally Located at the Intersection of U.S. Highway 27 and CR 561 in Lake County, Florida; Providing for Conditions and 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 5: Ordinance 2022-24 Public Land – Annexation – 18920 Causey Road *Quasi-Judicial – Second 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 Chapter 171, Part II and Section 171.044, Florida Statutes, to Include Within the City Limits Approximately 0.176373 Acres of Property Generally Located at 18920 Causey Road in Lake County, Florida; Rezoning the Property from Lake County Neighborhood Commercial (C-1) to U Utilities District within the City of Minneola; Providing for

- Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.
- Item 6: Ordinance 2022-25 – Public Land – Comprehensive Plan Amendment – 18920 Causey Road – *Second Reading*
- An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment Amending the Land Use Designation “Regional Office” on the Lake County Comprehensive Plan to “Utilities” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 0.176373 Acres of Property Generally Located at 18920 Causey Road in Lake County, Florida; Providing for Conditions and 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: Ordinance 2022-30 – Minneola Mountain Properties CRA – 180-day Moratorium – First 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, Development Orders or Development Permits Having the Effect of Permitting or Allowing Certain Uses Within the Minneola Mountain Properties Community Redevelopment Area (CRA), as Further Defined Herein; the Temporary Moratorium Shall Apply to all Real Property Located Within the Minneola Mountain Properties 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 8: Ordinance 2022-29 – Rezoning – Apshawa Road Storage
- An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Rezoning of Approximately 10.72 Acres of Property Generally Located at 18286 East Apshawa Road, in the City of Minneola from B-1 (Business District) to PUD-C (Planned Unit Development Commercial); Approving a Planned Unit Development Agreement for

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| | the Property; Providing for Severability; Providing for an Effective Date. |
| Item 9: Developer Agreement – Apshawa Road Storage | Consider a Request to Approve of the Proposed Apshawa Road Storage Developer Agreement for Land Generally Located on the Southwest Corner of Highway 27 at Apshawa Road. |
| Item 10: Surplus Request – Old Mayor’s Office | Consider a Request to Declare the Old Mayor’s Office Generally Located at the Northeast Corner of Pearl Street & Main Avenue Surplus. |
| Item 11: Discussion – Minneola Town Center | Discussion of the Hills of Minneola Town Center. |
| Item 12: 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
- Vice-Mayor Pam Serviss
- Councilor 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.