



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 December 19, 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. PRESENTATION

Item 1: Award Presentation Greater Clermont Cancer Foundation

VI. CITY MANAGER’S CONSENT AGENDA

Item 2: City Council Meeting Minutes Consider a Request to Approve the December 5, 2023 City Council Meeting Minutes

Item 3: Agreement – Station 83 Lease Consider a Request to Approve Entering into a Lease for the Use of Property Located at 15303 and 15307 Ferndale Community Road for a Fire Station.

Item 4: Purchase Request – Upgrade Internet Speed at City Hall and Wastewater Treatment Plant Consider a Request to Change Fiber Internet Contractor to Spectrum for City Hall and the Wastewater Treatment Plant.

Item 5: Purchase Request – Shirts and Name Tags Consider a Request to Approve the Purchase of Shirts and Name Tags not to Exceed \$650.

VII. DISCUSSION AND ACTION ITEMS

- Item 6: Site Plan – Villages at Minneola Hills Amenity Center – *Quasi-Judicial*
- Consider a Request to Approve a Site Plan for the Amenity Center, a Private Commercial Recreational Facility to Serve the Village at Minneola Hills, Generally Located at the Northeast Corner of the Intersection of Imperial Ridge Way and Sunshine Peak Drive.
- Item 7: Site Plan – Vision Car Wash – *Quasi-Judicial*
- Consider a Request to Approve a Site Plan to Allow a Car Wash in the B-1 Zoning District on Property Generally Located on the East Side of US Highway 27 North of the Intersection of South Grassy Lake Road and US Highway 27.
- Item 8: Ordinance 2023-32 Extension to Solid Waste Collection Franchise to GFL Solid Waste Southeast, LLC – *Second Reading*
- 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 Solid Waste Southeast, LLC; Authorizing Notice of the Extension to GFL Solid Waste Southeast, LLC.; Providing for Severability; Providing for Conflict; and Providing for an Effective Date.
- Item 9: 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 10: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning – *Quasi-Judicial – Second Reading – Tabled until 01-16-24*
- 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 11: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – *Second Reading – Tabled until 01-16-24*
- An Ordinance of the City Council of the City of Minneola, Florida, Pursuant to the Provisions of Florida Statute 163.3184; Amending the Future Land Use Map of the

City of Minneola's Comprehensive Plan for Approximately 83.25 Acres of Property Generally Located North of the Florida Turnpike and West of the Hills of Minneola Dr., North and South of County Road 561A to “Harb/ Minneola Ridge Mixed Use Residential Development”; Amending Future Land Use Element Policy 1-2.11-1 Mixed Use Residential Development; Amending Policy 1-2.11.5 of 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 12: Minneola Ridge Developer Agreement Amendment – *Second Hearing – Tabled until 01-16-24* Consider a Request to Approve an Amendment to the Developer Agreement for Minneola Ridge.

VIII. 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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IX. 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.