



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 January 16, 2024 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. PROCLAMATION

Item 1: School Choice Week Proclamation	A Proclamation Declaring January 21 st through 27 th as National School Choice Week.
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VI. CITY MANAGER’S CONSENT AGENDA

Item 2: City Council Meeting Minutes	Consider a Request to Approve the December 19, 2023 City Council Meeting Minutes
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Item 3: Agreement – Apple – CitiServ App	Consider a Request to Approve the Apple Developer Agreement Terms and Conditions.
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Item 4: Agreement – CivicPlus – CitiServ App	Consider a Request to Approve an Agreement Allowing CivicPlus to Create, Develop, Maintain, and Publish the Minneola CitiServ App for IOS and Android.
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- Item 5: Contract – Denise Pyke Construction Consider a Request to Approve the Contract with Denise Pyke Construction for the Construction of the New Library.
- Item 6: Professional Services – Tetra Tech, Inc. Considering a Request to Approve a Proposal from Tetra Tech, Inc. to Provide Professional Services for School Access Improvements to Education Avenue and Grassy Lake Road.

VII. DISCUSSION AND ACTION ITEMS

- Item 7: Ordinance 2024-01 Townhome Design Standards – *Second Reading* An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 82 ‘General Provisions’ of the Code of the City of Minneola by Amending the Definitions of ‘ Dwelling’ and ‘Townhouse’; Adding the Definition of ‘Duplex’ to Section 82-12; Creating Section 94-7 ‘Standards for Attached Dwellings (Townhomes)’; Amending Section 102-192 ‘Permitted Uses’ in RMF-2 District; Amending Section 102-195 ‘Design Standards’ In RMF-2 District; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.
- Item 8: Ordinance 2023-28 Minneola Ridge Annexation & Rezoning – *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 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 9: Ordinance 2023-29 Minneola Ridge 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 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 10: Minneola Reading Development Agreement Amendment – *Second Hearing*

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

Item 11: Preliminary Plat – Villages at Minneola Phase 5 Sub-Phasing – *Quasi-Judicial*

Consider a Request to Approve a Phase 5 Preliminary Subdivision Plat Revision to Allow Sub-Phasing of Phase 5 of the Villages of Minneola Hills.

Item 12: Ordinance 2024-03 Artificial Turf *First Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 82 of the Land Development Code of the City of Minneola to Define Artificial Grass; Amending Chapter 110 to Create a New Subsection Titled Artificial Grass/Turf/Sod Standards; to Allow Artificial Grass in all Single Family Residential Zoning Districts, With Design, Installation, and Maintenance Standards; Establishing Permitting Requirements for Artificial Grass; Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

Item 13: Discussion – Community Garden Rates & Regulations

Consider a Request to Approve Changes to the Community Garden Rates & Regulations.

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.

Business Impact Estimate

Ordinance 2024-03 Artificial Turf Grass

Summary of Ordinance: Amending Chapter 82 of the Code of the City of Minneola General Provisions by Amending Chapters 82 and 110 of the City of Minneola Land Development Code to define artificial turf grass and to permit artificial grass as an alternative to lawn grass in all single family zoning districts under certain conditions.

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.