



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 March 7, 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 February 21, 2023 City Council Meeting Minutes. |
| Item 2: Professional Services – SMW GeoSciences, Inc. | Consider a Request to Approve a Proposal from SMW Geosciences to Provide Services for Well Construction Design, Technical Specifications, & Oversight and Testing for the Upper Floridan Well at the Water Reclamation Facility. |
| Item 3: Purchase Request – Emergency Repairs East Ridge Water Plant High Service Pump | Consider a Request to Approve a Purchase Request to Repair Two High Service Pumps at the East Ridge Water Plant. |
| Item 4: Purchase Request – Emergency Repairs Oak Valley Water Plant High Service Pump | Consider a Request to Approve a Purchase Request to Repair Two High Service Pumps at the Oak Valley Water Plant. |

Item 5: Purchase Request - Replacement Structural Firefighting Protective Equipment

Consider a Request to Approve a Purchase Request for Replacement Structural Firefighting Protective Equipment for Existing Personnel.

VI. DISCUSSION AND ACTION ITEMS

Item 6: Lot Split - Vista Hills Apartments

Consider a Request to Approve a Lot Split for Vista Hills Apartments which Contains 16.61 Acres of Property Generally Located on the East Side of Hancock Road, North of Fosgate Road in Order to Construct a 3-Story (45’ Max Height) 324-Unit Apartment Complex.

Item 7: Lot Aggregation - Vista Hills Apartments

Consider a Request to Approve a Lot Aggregation for Vista Hills Apartments which Contains 16.61 Acres of Property Generally Located on the East Side of Hancock Road, North of Fosgate Road in Order to Construct a 3-Story (45’ Max Height) 324-Unit Apartment Complex.

Item 8: Site Plan - Vista Hills Apartments
Quasi-Judicial

Consider a Request to Approve the Vista Hills Apartments for 16.61 Acres of Property Generally Located on the East Side of Hancock Road, North of Fosgate Road in Order to Construct a 3-Story (45’ Max Height) 324-Unit Apartment Complex.

Item 9: Site Plan – Condev Storage Facility
Quasi-Judicial

Consider a Request to Approve a Site Plan for a Multi-Unit Storage Facility on 2.65 Acres Generally Located East of Hancock Road and South of the Florida Turnpike.

Item 10: Ordinance 2023-10 Main Avenue Redevelopment District Design Standards – *Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 102 Division 17 of the Land Development Code of the City of Minneola, Florida; Revising the Design Standards within the MA Main Avenue Redevelopment District; Providing for Conditions; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

Item 11: Lot Aggregation – Library

Consider a Request to Approve City of Minneola Library Lot Aggregate for a Property Generally Located at the Intersection of North Main Avenue, West Pearl Street, and Virginia Street.

Item 12: Ordinance 2023-08 Library Rezoning
Second Reading – Quasi-Judicial

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Rezoning of Approximately 1.48 Acres of Property Generally Located at the Intersection of North Main Avenue, West Pearl Street, and Virginia Street in the City of Minneola from B-1 (Business District) to P (Public Facilities/Institutional); Providing for Severability; Providing for an Effective Date.

Item 13: Ordinance 2023-09 Library 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 from “General Commercial” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan to “Institutional” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 1.48 Acres of Property Located at the Intersection of North Main Avenue, West Pearl Street and Virginia Street; 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.

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.