



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 April 2, 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. CITY MANAGER’S CONSENT AGENDA

- | | |
|---|---|
| Item 1: City Council Meeting Minutes | Consider a Request to Approve the March 5, 2024 City Council Meeting Minutes. |
| Item 2: Purchase Request – Replacement Structural Firefighting Protective Equipment | Consider a Request to Purchase Replacement Structural Firefighting Protective Equipment for Existing Personnel. |
| Item 3: Interlocal Agreement – State of Florida Division of Emergency Management | Consider a Request to Renew the Florida Division of Emergency Management Statewide Interlocal Agreement. |

VI. DISCUSSION AND ACTION ITEMS

- | | |
|--|---|
| Item 4: Ordinance 2024-11 Interlocal Service Boundary Agreement – Ferndale Special Area – <i>First Reading</i> | An Ordinance of the City Council of the City of Minneola, Florida, Adopting an Amendment to Interlocal Service Boundary Agreement; and Providing for an Effective Date. |
|--|---|

Item 5: Proposal – Station 88 Design – KMF Architects

Consider a Request from KMF Architects for the Design of Fire Station 88 in the Hills of Minneola.

Item 6: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment
Second Reading

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 7: Ordinance 2024-09 Downtown CRA Prohibited Uses – *Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Prohibiting Certain Uses Within the Minneola Downtown Community Redevelopment Area (CRA), as Further Provided Herein; the Prohibition Shall Apply to all Real Property Located Within the Minneola Downtown 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: Resolution 2024-04 Golf Carts
- A Resolution of the City Council of the City of Minneola, Florida; Expressing its Desire that Minneola be a “Golf Cart Friendly” Community Provided Golf Carts can be Operated Safely and Interconnected Between the Various Subdivisions and Communities Within Minneola; Directing Staff, in Conjunction with the Sheriff’s Office, to Investigate City Roads and Streets That May be Designated to be Safe for Golf Carts to Travel on or Cross.
- Item 9: Rescission of Resolution 2012-13 House of Worship Conditional Use Permit
- Consider a Request to Review and Rescind a Conditional Use Permit, Resolution 2012-13, for a House of Worship at 906E Jan Mar Ct., which the Church no Longer Occupies.
- Item 10: Discussion – Ordinance 2024-12 Charter Amendments – Residency Requirements
- An Ordinance of the City Council of the City of Minneola, Florida, Providing for Amendment to Article III of the City Charter; Creating Section 3.12 of the City Charter Relating to the City Council Qualifications; Providing Requisite Ballot Language for Submission to Electors; Providing for Severability; Providing for Inclusion in the Charter; Providing for Conflict; Providing for an Effective Date.
- Item 11: Discussion – Ordinance 2024-13 Charter Amendments – Districting
- An Ordinance of the City Council of the City of Minneola, Florida, Providing for Amendment of the City Charter; Amending Sections 3.1 and 3.5 of the City Charter Relating to the City Council Composition and Qualifications; Amending the Charter to Add Section 3.11 Relating to City Council Districts and Redistricting; Amending Section 4.2 of the Charter Regarding Terms of Councilmembers; Providing Requisite Ballot Language for Submission to Electors; Providing for Severability; Providing for Inclusion in the Charter; Providing for Conflict; Providing for an Effective Date.
- Item 12: Discussion – Parking Regulations
- Discuss Parking Regulations on City Owned Streets

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.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

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 2024-09 Prohibition Downtown CRA BTRs

Summary of Ordinance: Prohibiting 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 Downtown Community Redevelopment Area (CRA).

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.