



**AGENDA**  
**MINNEOLA CITY COUNCIL MEETING**  
Minneola City Hall  
April 20, 2021 at 6:30 p.m.

**NOTICE: SOCIAL DISTANCING PRACTICES WILL BE OBSERVED IN THE CHAMBERS DURING THE CITY COUNCIL MEETING.**

**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. PRESENTATIONS**

Item 1: Tetra Tech Presentation Regarding the East Ridge Water Treatment Ground Storage Tank.

Item 2: Tetra Tech Presentation Regarding the Sugarloaf Water Treatment Plant Expansion Design.

**VI. PROCLAMATION**

Item 3: Mothers Against Drunk Driving M.A.D.D. Proclaiming April 21, 2021 as Power Talk 21 Day in the City of Minneola.

**VII. CITY MANAGER’S CONSENT AGENDA**

Item 4: City Council Meeting Minutes Consider a Request to Approve the April 6, 2021 City Council Meeting Minutes.

Item 5: Purchase Request – A.C. Unit Replacement – Funds Available Consider a Request to Replace an Obsolete and Broken Air Conditioning Unit at 307 Virginia Street.

- Item 6: Purchase Request – Washer/Extractor Funds Available Consider a Request to Purchase a Washer/Extractor for Cleaning Firefighting Personnel Protective Equipment. Grant Funding will Reimburse 75% of Purchase.
- Item 7: Purchase Request – Cemetery Contract Rick Tuss – Funds Available Consider a Request to Approve Contract with Rick Tuss, an Independent Consultant, to Provide Services to Update the Cemetery Procedures.

### VIII. COUNCIL DISCUSSION & ACTION ITEMS

- Item 8: Hills Crossing Developer Agreement Modification Consider Approval of a Minor Change to the Developer Agreement for the Hills of Minneola for the Hills Crossing Subdivision Signage.
- Item 9: Resolution 2020-20 – Variance Popeyes – *Quasi-Judicial* A Resolution of the City of Minneola, Florida, Granting a Variance to Section 122-85(d)(5) of the Land Development Code of the City of Minneola Relating to Wall Height and Slope; Section 134-42(3)(a) Relating to Driveway Radius for Commercial Property for Property Located on U.S. Highway 27, Minneola, Florida; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.
- Item 10: Popeye’s Site Plan – *Quasi-Judicial* Consider Approval of the Popeye’s Site Plan for a 2,695 Square Foot, 67 Seat Fast Food Restaurant on 1.52 Acres on U.S. Highway 27, North of Southern Breeze Drive.
- Item 11: Resolution 2021-02 – Variance Sunoco – *Quasi-Judicial* A Resolution of the City of Minneola, Florida, Granting a Variance to Section 102-345(3) and Section 102-345(11)(c) of the Land Development Code of the City of Minneola Relating to Minimum Lot Width and Rear Yard Setback; Section 106-2(g)(11) Relating to Minimum Lot Size for a Convenience Store with Fuel Operation; Section 110-3 Chart A-2 Relating to Landscape Buffers; Section 134-42(2)(B) Relating to Location of Commercial Driveways; Section 134-43(G) Relating to Minimum Lane Width for Property Located at 104 South U.S. Highway 27 and West Osceola Street, Minneola, Florida; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.

- Item 12: Resolution 2021-01 – Special Exception Use – Sunoco – *Quasi-Judicial*

A Resolution of the City of Minneola, Florida, Granting a Special Exception Use Permit Pursuant to Chapter 102, Division 12, Section 102-343 of the Land Development Code of the City of Minneola, Florida for Property Located at 104 South U.S. Highway 27 and West Osceola Street, Minneola; Allowing for the Location of a Convenience Store with Fuel Operations on the Property; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.
- Item 13: Ordinance 2021-06 – Construction & Demolition Dumpster Permits  
1<sup>st</sup> Reading

An Ordinance of the City Council of the City of Minneola, Florida, Amending Article III and Section 122-34 of the Code of Ordinances of the City of Minneola, Florida, Relating to Private Refuse Collectors and Construction and Demolition Dumpster Permits; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.
- Item 14: Ordinance 2021-07 – Maintenance and Security of Vacant Lands – Second Reading

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 27 of the Code of Ordinances of the City of Minneola, Florida, Relating to Security Requirements and Registration and Maintenance of Vacant and Abandoned Properties; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.
- Item 15: Pinecrest Academy Expansion Site Plan  
*Quasi-Judicial*

Consider Approval of the Pinecrest Expansion Site Plan Increasing the Student Population Capacity from Seven Hundred and Fifty (750) to One Thousand Two Hundred (1,200) Students.
- Item 16: The Hills Park Concept Plan Discussion

Review and Discuss Revised Model of the Hills Park Concept Plan.

**IX. 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.

**X. REPORTS**

City Manager Mark Johnson

City Attorney Scott Gerken

Vice-Mayor Pam Serviss

Councilor Debbie Flinn

Mayor Pat Kelley

Councilor Kelly Price

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.