



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 May 7, 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

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| Item 1: City Council Meeting Minutes | Consider a Request to Approve the April 16, 2024 City Council Meeting Minutes. |
| Item 2: Purchase Request – Air Release Valves | Consider a Request to Approve the Purchase and Installation of Two 4” Air Release Valves from Ferguson Water Works. |
| Item 3: Purchase Request – Emergency Purchase – Repairs to Oxidation Ditches 1 & 2 at the Wastewater Treatment Plant | Consider a Request to Approve the Purchase of an Emergency Repair on Oxidation Ditches 1 & 2 at the Wastewater Treatment Plant. |
| Item 4: Purchase Request – Thermoplastic Machine | Consider a Request to Approve the Purchase of a Thermoplastic Machine from Municipal Supply & Sign. |

- Item 5: Purchase Request – Pressure Reducing Valves
Consider a Request to Approve the Purchase and Installation of Twelve Pressure Reducing Valves from Ferguson Water Works.
- Item 6: Purchase Request – Professional Services Fire Inspection Services
Consider a Request to Approve the Purchase of Professional Services from Summit Fire and Security for Inspection Services on the Fire Prevention Systems Located in City Hall and the Minneola Schoolhouse Library.

VI. DISCUSSION AND ACTION ITEMS

- Item 7: Surplus & Disposal Request
- Electronics
Consider a Request to Approve the Surplus & Disposal of Non-Operational Electronics.
- Item 8: Disposal & Demolition – City Owned Real Property – 300 West Pearl Street & 307 Virginia Street
Consider a Request to Approve a Proposal to Declare as Surplus and Dispose of City Owned Structures Located at 300 W. Pearl St. and 307 Virginia St. for the Construction of the New Library.
- Item 9: Review 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: Ordinance 2024-06 Ombs 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 3.6425+ Acres of Property Generally Located West of US Highway 27, North of Lake Minneola Shores Drive and South of Oak Valley Boulevard, in Lake County, Florida; Rezoning the Property from Lake County “Planned Industrial” (MP) to “Business District” (B-1) Within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.
- Item 11: Ordinance 2024-07 Ombs 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 “Urban Low Density” on the Lake County Comprehensive Plan to “General

Commercial” on the Future Land Use Map of the City of Minneola’s Comprehensive Plan, for Approximately 3.6425+ Acres of Property Generally Located West of US Highway 27, North of Lake Minneola Shores Drive and South of Oak Valley Boulevard; 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.

Item 12: Ordinance 2024-12 Charter Amendment Residency Requirements – *Second Reading*

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 13: Ordinance 2024-13 Districting – Four Districts – Elected Mayor - *First Reading*

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 14: Ordinance 2024-15 Mobile Food Trucks – *First Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 18 of the Code of Ordinances the City of Minneola Relating to Mobile Food Trucks; Creating Section 18-277, Code of Ordinances, Authorizing the Operation of “Mobile Food Trucks” as a Temporary Accessory Use in Certain Limited Zoning

Districts and at Special Events Authorized by the City; Providing for General Standards for Operating Mobile Food Trucks; Providing for the Repeal of Providing for Penalties Pertaining to Violations of Such Regulations; Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.

Item 15: Discussion – Rapid Infiltration Basin (RIB) Expansion

Discuss Possible Options for the Expansion of the Wastewater Rapid Infiltration Basin.

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

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 2024-15**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AMENDING CHAPTER 18 OF THE CODE OF ORDINANCES THE CITY OF MINNEOLA RELATING TO MOBILE FOOD TRUCKS; CREATING SECTION 18-277, CODE OF ORDINANCES, AUTHORTIZING THE OPERATION OF "MOBILE FOOD TRUCKS" AS A TEMPORARY ACCESSORY USE IN CERTAIN LIMITED ZONING DISTRICTS AND AT SPECIAL EVENTS AUTHORIZED BY THE CITY; PROVIDING FOR GENERAL STANDARDS FOR OPERATING MOBILE FOOD TRUCKS; PROVIDING FOR THE REPEAL OF PROVIDING FOR PENALTIES PERTAINING TO VIOLATIONS OF SUCH REGULATIONS; INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- 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;

¹ See Section 166.041(4)(c), Florida Statutes.

- 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.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information: