



AGENDA
MINNEOLA CITY COUNCIL MEETING
 Minneola City Hall
 December 20, 2022 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 December 6, 2022 City Council Meeting Minutes. |
| Item 2: Purchase Request – Water Well Pump Motor Reconditioning Services | Consider a Request to Purchase Pump Reconditioning Services from Florida Armature Works, Inc. to Reconstruct a 100 Horsepower Electric Well Motor to Factory Specifications for the Oak Valley Water Treatment Plant. |
| Item 3: Purchase Request – Fire Hydrant Flow Testing and Maintenance Services | Consider a Request to Purchase Annual Fire Hydrant Flow Testing and Maintenance Services from R&M Service Solutions. |
| Item 4: Purchase Request – Sewer Line Camera System | Consider a Request to Purchase a Sewer Line Camera System for Inspecting Sewer Lines. |

Item 5: Purchase Request – High Pressure Water Jet Pump

Consider a Request to Purchase a High Pressure Water Jet Pump from Harden Florida, Inc. to Replace the Current Jet Pump Rig.

Item 6: Purchase Request – Cargo Trailer

Consider a Request to Purchase a Cargo Trailer from Make My Trailer for the Transport of Fire Department Equipment and Supplies.

Item 7: Agreement – Overlook at Grassy Lake Phase 3 & 4 Proportionate Share Mitigation – 1st Amendment

Consider a Request to Approve the Grassy Lake Proportionate Share Mitigation Agreement Amendment.

VI. DISCUSSION AND ACTION ITEMS

Item 8: Ordinance 2022-29 Apshawa Storage Rezoning – *Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Rezoning of Approximately 10.72 Acres of Property Generally Located at 18286 East Apshawa Road, in the City of Minneola from B-1 (Business District) to PUD-C (Planned Unit Development Commercial); Approving a Planned Unit Development Agreement for the Property; Providing for Severability; Providing for an Effective Date.

Item 9: Apshawa Road Storage Developer Agreement

Consider a Request to Approve of the Proposed Apshawa Road Storage Developer Agreement for Land Generally Located on the Southwest Corner of Highway 27 at Apshawa Road.

Item 10: Ordinance 2022-30 Moratorium 180-days Minneola Mountain CRA - *Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Imposing a Temporary Moratorium for 180 Days on 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 Mountain Properties Community Redevelopment Area (CRA), as Further Defined Herein; the Temporary Moratorium Shall Apply to All Real Property Located Within the Minneola Mountain Properties C.R.A. in the Corporate Limits of the City of Minneola; Providing for Legislative Findings; Providing for Severability; Providing for Repeal of

- Item 11: Resolution 2022-20 Current Position Regarding Residential Annexations and Rezonings

Conflicting Ordinances; Providing for an Effective Date.

A Resolution of the City Council of the City of Minneola, Florida, Expressing its Current Position Regarding Residential Annexations and Rezonings; Providing for an Effective Date.
- Item 12: Final Plat – Del Webb Phase 1

Consider a Request to Approve Del Webb Phase 1 Final Plat Generally Located North of County Road 561-A and West of Sugarloaf Mountain Road.
- Item 13: Resolution 2021-20 Vision Car Wash Conditional Use Permit – *Quasi-Judicial – Proposed to be tabled to the 2/7/23 Council meeting*

A Resolution of the City Council of the City of Minneola, Florida, Providing for a Conditional Use Permit Pursuant to Section 106-1 of the Land Development Code of the City of Minneola, Florida, Allowing Property on US Highway 27 North of South Grassy Lake Road in Minneola, Florida Within a B-1 (“Business”) Zoning District to be Used for a Carwash; Providing for Conditions; Providing for Recordation; Providing for an Effective Date.
- Item 14: Council Appointments: Vice Mayor & Planning & Zoning Commission Liaison

Annual Review of City Council Board/Committee Appointments and Reappointments for Vice Mayor & Planning & Zoning Commission Liaison.

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
- Vice-Mayor Pam Serviss
- Councilor 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.