



# **AGENDA**

## **MINNEOLA CITY COUNCIL MEETING**

**Minneola City Hall**  
**March 19, 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 March 5, 2024 City Council Meeting Minutes.  |
| Item 2: Purchase Request – Skid Steer Attachments | Consider a Request to Approve the Purchase of a Grapple Attachment for the Skid Steer from Bobcat, Inc.  |
| Item 3: Purchase Request – VOIP Phone Service     | Consider a Request to Approve the Purchase of VOIP (Voice Over Internet Protocol) Phone Service from Spectrum VOIP.                              |
| Item 4: Purchase Request – Vehicles               | Consider a Request to Approve the Purchase of Two Vehicles from Jay Fleet Sales for Use in the Water Treatment & Water Distribution Departments. |

**VI. DISCUSSION AND ACTION ITEMS**

Item 5: Agreement – Hills of Minneola  
Utilities Improvement Agreement

Consider a Request to Approve an Agreement with the Hills of Minneola for Utility Improvements.

Item 6: Resolution 2024-04 Sugarloaf  
Conceptual Development Plan  
Amendment

A Resolution of the City Council of the City of Minneola, Florida, Approving an Amendment to the Conceptual Development Plan of the Sugarloaf Mountain Planned Unit Development Agreement in Minneola, Florida; Providing for Recordation; Providing for an Effective Date.

Item 7: Purchase Request – Professional  
Services – Sugarloaf Water Treatment  
Plan Expansion Construction  
Administration

Consider a Request to Approve a Proposal for Professional Engineering Services to have HALFF Associates, Inc. Provide Construction Administration.

Item 8: Ordinance 2024-10 Live Local –  
*Second Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 38 of the Land Development Code of the City of Minneola Relating to Affordable Housing; Establishing Standards for Mixed-Use Development; Amending Chapter 102 Relating to the Live Local Act; Providing for Inclusion in the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

Item 9: Ordinance 2024-09 Downtown CRA  
Business Tax Receipt (BTR)  
Prohibition – *First Reading*

An Ordinance of the City Council of the City of Minneola, Florida, 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), 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 10: 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 11: Discussion – Golf Cart Ordinance

Discuss the Possibility of Allowing Golf  
Carts on City Roads and Potential  
Regulations.

Item 12: Discussion – City Council Meeting  
Information Inclusion on the Website

Discuss the Possibility of Placing City  
Council Meeting Information, such as  
Agenda Packets, on the Website.

## **VII. FINAL PUBLIC COMMENTS**

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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.