



AGENDA

Council Meeting

Tuesday, July 15, 2025 @ 6:30 PM

COUNCIL CHAMBERS, 121 N. SUNSET AVE,
TEDDER-THOMAS MEMORIAL CIVIC CENTER,
MASCOTTE, FLORIDA

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CALL TO ORDER

INVOCATION/MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS:

(Any person wishing to address the Mayor and Council and who is not on the agenda is asked to complete the "Request to Address Mayor and Council Form". Must be completed and provided to the City Clerk. Five minutes are allocated per speaker. You also have the option to email your comments to Stephanie Abrams, City Clerk, at stephanie.abrams@cityofmascotte.com by 5pm on the day of the meeting.)

CONSENT AGENDA

- 5 - 6 1. National Disability Pride Month Proclamation
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CLOSE REGULAR COUNCIL MEETING

OPEN LOCAL PLANNING AGENCY MEETING

- 7 - 34 1. Ordinance 2025-07-659 Comp Plan - EAR Based Amendments
Motion to (approve/deny/ continue) the finding of Ordinance 2025-07-659 as consistent with the Comprehensive Plan and recommend forwarding the Ordinance to the City Council for further review.
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CLOSE LOCAL PLANNING AGENCY MEETING

REOPEN REGULAR COUNCIL MEETING

PLANNING

- 35 - 59
1. Waterstone Phase 2 Final Construction Plans
Motion to (approve / approve with conditions / deny / continue) the Final Construction Plans for 272-units of Waterstone Phase 2 project number 2024-02 220 per the staff findings and development order conditions in the staff report.
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OLD BUSINESS

- 60 - 84
1. Recreation Complex Improvements - ARPA - Lighting Quotes
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- 85 - 86
2. Pavilion Rental Follow Up
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NEW BUSINESS

- 87 - 90
1. Recreation Complex Easement - Duke Energy
Discuss and direct staff, in the form of a motion, to make this a permanent easement or temporary easement until installation is complete.
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ORDINANCES

- 91 - 234
1. Final Reading of Ordinance 2025-06-658 Crittenden 01 Zoning Map Amendment and Development Agreement
Motion to (approve / deny / continue) the adoption of Ordinance 2025- 06-658 amending the Zoning Map of the City of Mascotte to change 37.98 acres from Mascotte Unassigned, to Planned Unit Development Community Mixed-Use.

Motion to (approve/deny) the Development Agreement and the Exhibit B as consistent with the Comprehensive Plan and the Land Development Code, and

to direct the City Clerk to record the Amendment and Exhibit A.

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- 235 - 263 2. First Reading of Ordinance 2025-07-659 EAR Based Amendments
Motion to (approve/deny/continue) the first reading of Ordinance 2025-07-659 EAR Based Amendments and direct staff to transmit to the State Land Planning Agency and other applicable State agencies.
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RESOLUTIONS

- 264 - 275 1. Preliminary Rate Resolution for Solid Waste Resolution #2025-07-844
Motion to approve the Preliminary Rate Resolution # 2025-07-844 as is, so the assessment process can continue.
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- 276 - 292 2. Amended and Restated Initial Assessment Resolution for Street Lighting Services and Facilities Resolution #2025-07-845
Motion to approve the Amended and Restated Initial Assessment Resolution for Street Lighting Services and Facilities - Resolution 2025-07-845
[Agenda Item Report - Pdf](#)
- 293 - 300 3. Resolution 2025-07-846 Setting a Not to Exceed Millage Rate for the 2025-2026 Fiscal Year
Motion to approve Resolution 2025-07-846 setting a not to exceed millage rate of 5.0000 for the 2025-2026 fiscal year.
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CITY ATTORNEY:

CITY MANAGER:

CITY COUNCIL:

- 301 - 302 1. Appointment of 2025 Canvassing Board
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ADJOURNMENT REGULAR COUNCIL MEETING

If a person decides to appeal any decision made by the Board, Agency or Commission with respect of any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes, he or she may need to ensure that a verbatim records of the proceedings be

made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if a person with a disability defined by the ADA needs special accommodation to participate in this proceeding, he/she will need to notify the city clerk at 352-429-3341 or at 100 E. Myers Blvd., Mascotte, Florida 34753 48 hours prior to the meeting.

City's Website: www.cityofmascotte.com