



AGENDA
MINNEOLA CITY COUNCIL MEETING
Minneola City Hall, Council Chambers
July 7, 2026 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. PROJECT UPDATES

An Update on City Infrastructure Projects.

VI. CITY MANAGER'S CONSENT AGENDA

- | | |
|--|--|
| Item 1. City Council Meeting Minutes - June 16, 2026 | Consider a Request to Approve the Minutes from the June 16, 2026 City Council Meeting. |
| Item 2. Surplus Request - Vehicles & Vehicle Mounted Crane | Consider a Request to Approve the Surplus and Disposal of Seven Public Works Vehicles, One Fire Department Vehicle, and One Truck Mounted Crane. |

- | | | |
|---------|--|--|
| Item 3. | Surplus Request - Four LifePak 15 Cardiac Monitors | Consider a Request to Surplus Four LifePak 15 Cardiac Monitors |
| Item 4. | Purchase Request - 2026 Ford Maverick - Rush Truck Centers - \$30,177 | Consider a request to purchase a 2026 Ford Maverick for use as a Fire Prevention Chief vehicle |
| Item 5. | Agreement - Hills of Minneola Utilities Improvements - Minneola Land, LLC | Consider a Request to Approve a Utilities Improvement Agreement with Minneola Land, LLC for Oversized Water Main Improvements within the Hills of Minneola Planned Unit Development. |
| Item 6. | Easement Agreement - Slope and Temporary Construction Easement - Crittenden Howey, LLC | Consider a Request to Approve a Slope and Temporary Construction Easement Agreement between Crittenden Howey LLC and the City of Minneola for Construction and Support Purposes. |

VII. DISCUSSION AND ACTION ITEMS

- | | | |
|---------|--|--|
| Item 7. | Site Plan - Pine Ridge Amenity Center - <i>Quasi-Judicial</i> | Consider a Request to Approve the Site Plan for the Pine Ridge Amenity Center on Approximately 0.74 Acres, Which is Generally Located at Ridge Run Drive, Minneola, FL 34715 |
| Item 8. | Ordinance 2026-09 CR 455 Annexation & Rezoning - <i>First Reading - Quasi-Judicial</i> | An Ordinance of the City Council of the City of Minneola, Florida, Providing for the Voluntary Annexation of 4.88+/- Acres Pursuant to Section 171.044, Florida Statutes, Generally Located North of Bear Spring Road and West of County Road 455, in Lake County, Florida; Upon Annexation, Rezoning the Property From Lake County "Agriculture District (A)" to City of Minneola "Agriculture District (AG)" Within the City of Minneola; Providing for Severability; Providing for an Effective Date. |
| Item 9. | Ordinance 2026-10 Comprehensive Plan Amendment CR 455 - <i>First Reading</i> | An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Comprehensive Plan Amendment Amending the Land Use Designation from "Rural" on the Lake County Comprehensive Plan to "Agriculture" on |

the Future Land Use Map of the City of Minneola's Comprehensive Plan, for 4.88 ± Acres of Property Generally Located North of Bear Spring Road and West of County Road 455, in Lake County, Florida; 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 10. Lot Split - Founder's Ridge

Consider a Request to Approve a Lot Split for Founders Ridge Development, LLC, for Property Generally Located on Citrus Grove Road.

Item 11. Ordinance 2026-13 Founders Ridge CDD Amendment - *First Reading*

An Ordinance by the City Council of the City of Minneola, Florida, Amending Ordinance No. 2007-06 Which Established the Founders Ridge Community Development District; Providing for Amendment to Change the Geographical Boundaries of the District Pursuant to Section 190.046, Florida Statutes; Providing for all Other Terms and Conditions to Remain unchanged; providing for conflict and severability; and providing an effective date.

Item 12. Site Plan - Minneola Commercial - *Quasi-Judicial*

Consider a Request to Approve the Site Plan for the Minneola Commerce Center Which is Generally Located West of US Highway 27 and South of Vino Road.

Item 13. Preliminary Subdivision Plat - Minneola Commercial - *Quasi-Judicial*

Consider a Request to Approve the Preliminary Plat for the Minneola Commercial Development, Which is Generally Located at the Intersection of US 27 Highway and Vino in the City of Minneola.

Item 14. Ordinance 2026-14 Fire Impact Fee - *First Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 42 of the City of Minneola Code of Ordinances; Specifically Amending

- Chapter 42 to Increase the Fire Protection Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing an Effective Date.
- Item 15. Ordinance 2026-15 Public Safety Impact Fee - *First Reading* An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 42 of the City of Minneola Code of Ordinances; Specifically Amending Chapter 42 to Increase the Police Public Safety Facilities Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing an Effective Date.
- Item 16. Ordinance 2026-16 Parks & Recreation Impact Fee - *First Reading* An Ordinance of the City Council of the City of Minneola, Florida, Amending Chapter 43 of the City of Minneola Code of Ordinances; Specifically Amending Chapter 42 to Increase the Parks and Recreation Impact Fee in the City of Minneola; Providing Findings and Declarations of the City Council; Providing for Notice; Providing for Codification; Providing for Severability; Providing and Effective Date.
- Item 17. Resolution 2026-09 Preliminary Fire Protection Assessment A Resolution of the City Council of the City of Minneola, Florida, Relating to the Provision of Fire Protection Services, Facilities and Programs in the City of Minneola, Florida; Establishing the Estimated Rates for Fire Protection Assessments for the Fiscal Year Beginning October 1, 2026; Directing the Preparation of an Assessment Roll; Providing for an Extraordinary Vacancy Adjustment Procedure; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; and Providing for an Effective Date.

Item 18. Ordinance 2026-17 - Data
Centers Moratorium - *First
Reading*

An Ordinance of the City Council of the City of Minneola, Florida, Imposing a Temporary Moratorium for 12 Months on the submittal, Processing, and Issuance of Any Local Business Tax Receipts, Development Orders, Development Permits, Utility Capacity Approvals, or Other City Approvals Having the Effect of Permitting or Allowing the Construction, Establishment, Expansion, or Operation of Data Centers, Data Center Facilities, Large-Scale Data Centers, or Large Load Customer Facilities, as Further Defined Herein; the Temporary Moratorium Shall Apply to All Real Property Located Within the Corporate Limits of the City of Minneola; Providing for Legislative Findings; Providing for Definitions; Providing for Severability; Providing for Repeal of Conflicting Ordinances; Providing for an Effective Date.

Item 19. Ordinance 2026-12 Charter
Amendments - Term Limits -
Second Reading

An Ordinance of the City Council of the City of Minneola, Florida, Proposing an Amendment to Section 4.2 of the City Charter Relating to City Council Term Limits; Providing Requisite Ballot Language for Submittal to Electors; Providing for Inclusion in the Charter; Providing for Severability; Providing for Conflict; and Providing for an Effective Date.

VIII. 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.

IX. REPORTS

Mark Johnson	City Manager
Scott Gerken	City Attorney
David Yeager	Councilor
Debbie Flinn	Councilor

Pam Serviss
Erick Hernandez
Joseph Saunders

Mayor
Vice Mayor
Councilor