AGENDA

MINNEOLA CITY COUNCIL MEETING
Minneola City Hall, Council Chambers
July 21, 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 - July 7, 2026	Consider a Request to Approve the Minutes from the July 7, 2026 City Council Meeting.
Item 2.	Disposal Request - Obsolete & Non-Working Electronics	Consider a Request to Approve the Disposal of Obsolete and Non-Working Electronics

VII. DISCUSSION AND ACTION ITEMS

Item 3.	Ordinance 2026-09 CR 455 Annexation & Rezoning - *Second Reading*	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 4.	Ordinance 2026-10 Comprehensive Plan Amendment CR 455 - *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 "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 5.	Ordinance 2026-13 Founders Ridge CDD Amendment - *Second 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 6.	Ordinance 2026-17 - Data Centers Moritorium - *Second 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 7.	Solid Waste Services Discussion - GFL Draft Contract Modifications	Consider Modifications to the Current GFL Contract for Solid Waste Services.
Item 8.	Minneola City Cemetery Rules and Regulations Discussion	Consider Modifications to the Minneola Cemetery Rules & Regulations.
Item 9.	Ordinance 2026-14 Fire Impact Fee - *Second Reading - Request to Table Until August 18, 2026*	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 10.	Ordinance 2026-15 Public Safety Impact Fee - *Second Reading - Request to Table Until August 18, 2026*	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 11.	Ordinance 2026-16 Parks & Recreation Impact Fee - *Second Reading - Request to Table Until August 18, 2026*	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 12.	Resolution 2026-12 Ferndale Special Preservation Area	A Resolution of the City Council of the City of Minneola, Florida, Expressing its Support for the Acquisition and Permanent Conservation of Property Within the Ferndale Special Area; Encouraging the Lake County Board of County Commissioners to Utilize Available Park Acquisition Funding to Purchase and Protect the Property From Development; Supporting Public Access for Passive Recreation Consistent with Conservation; 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	Mayor
Erick Hernandez	Vice Mayor
Joseph Saunders	Councilor

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 1.
Subject Title: City Council Meeting Minutes - July 7, 2026

Objective:
Consider a Request to Approve the Minutes from the July 7, 2026 City Council Meeting.

Summary:

Exhibits:
1. 7-7 Minutes

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

Minneola City Council
Meeting Minutes
July 7, 2026 at 6:30 PM
Minneola City Hall

The City of Minneola City Council was called to order by Mayor Pam Serviss. Also present were Vice Mayor Erick Hernandez, Councilor Debbie Flinn, Councilor David Yeager, and Councilor Joe Saunders, Mark Johnson (City Manager), Scott Gerken (City Attorney), and Kristine Thompson (City Clerk).

CALL TO ORDER

Mayor Pam Serviss called the meeting to order at 6:30 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed and the Pledge of Allegiance was led by **Vice Mayor Hernandez.**

AGENDA REVIEW

Vice Mayor Hernandez requested that the Planning & Zoning Commission meeting recap from the prior evening's meeting be placed after public comments and that a standing Planning & Zoning Commission review item be added to the first meeting of each month.

PUBLIC COMMENT

Cheryl Pavlacka, 1808 Kerry St., reported that SB 382 on e-bikes and micro-mobility devices was vetoed and asked that e-bikes be discussed as an agenda item before Trailhead Park is completed, and requested clarification on a text survey from "Opinion Matters," which she suspected was spam and not city-sponsored.

Doug Hotaling, 314 E Madison St., spoke about Martins Lake in front of Trailhead Park, expressed concern about a rumor that the city might dig out the pond and reopen an underground spring, and warned of potential flooding impacts on nearby homes.

Mark Johnson explained that the city had explored cleaning and restoring the pond to its historic level but that permitting and potential delays to the park project led staff not to proceed at this time.

Vice Mayor Hernandez explained the history of the ballfields and wetlands mitigation at the site, and clarified that the city is not planning to dig out the lake but must remediate areas in coordination with St. Johns River Water Management District.

Sergio Cabrera provided an update on a grant project related to non-chlorine electronic water treatment and PFAS removal, described potential sludge-handling cost savings, noted a vetoed DEP grant, and requested to be placed on next month's agenda to give a full presentation.

Mayor Serviss directed staff to add Sergio to a future agenda and also requested that e-bikes be brought back for discussion prior to further Trailhead Park approvals.

MOTION by Vice Mayor Hernandez, SECONDED by Councilor Yeager to move Project Updates to the end of the meeting, before Final Public Comment.

AYE: Serviss, Flinn, Hernandez, Yeager, Saunders

NAY: None

MOTION PASSED: 5-0

PLANNING & ZONING COMMISSION UPDATES

Vice Mayor Hernandez asked Commissioner Calderon to explain her reasoning for voting "nay" on the proposed annexation on County Road 455, stating that he wanted to ensure he fully understood her concerns before the Council considers the item.

Denise Calderon stated that she had carefully reviewed staff's analysis, the applicant's presentation, and residents' comments and remained hesitant up to the vote. She felt the item was being rushed, and her "nay" vote was based primarily on concerns about resident feedback and the overall process.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – June 16, 2026
Item 2: Surplus Request – Vehicles & Vehicle Mounted Crane
Item 3: Surplus Request – Four LifePak 15 Cardiac Monitors
Item 4: Purchase Request – 2026 Ford Maverick – Rush Truck Centers $30,177
Item 5: Agreement – Hills of Minneola Utilities Improvements – Minneola Land, LLC
Item 6: Easement Agreement – Slope and Temporary Construction Easement – Crittenden Howey, LLC

Public Comment

Vice Mayor Hernandez asked for clarification on Item 4 regarding the purchase of a new Ford Maverick and whether a used vehicle had been considered in light of potential future property tax changes.

Mark Johnson explained that the existing fire prevention vehicle would be traded in and that, after trade-in, the net city cost would be under $10,000.

MOTION by Councilor Yeager, SECONDED by Vice Mayor Hernandez, to approve the City Manager's consent agenda as presented.

AYE: Serviss, Flinn, Hernandez, Yeager, Saunders

NAY: None

MOTION PASSED: 5-0

DISCUSSION AND ACTION ITEMS

Item 7: Site Plan – Pine Ridge Amenity Center – Quasi-Judicial

Scott Gerken swore in those wishing to speak on the item.

Eric Raasch, City's contract planner with Inspire Placemaking Collective, presented the Pine Ridge Amenity Center site plan for a 0.74-acre amenity tract serving the 178-lot subdivision, including a cabana, recreation area, fitness court, playground, and eight parking spaces.

Eric Raasch stated that staff evaluated parking by comparison to a similar project, and that Planning & Zoning Commission recommended approval with encouragement to use more Sugarloaf-area native plant species.

Mark Scully, representing the applicant, stated that the landscape plan includes the requested native species and minimal Bahia sod.

Council members asked brief questions regarding landscaping and whether Planning & Zoning Commission's native planting recommendations had been addressed and the applicant confirmed that they had.

Public Comment

There were no comments.

MOTION by Councilor Yeager, SECONDED by Councilor Flinn, to approve Item 7: Site Plan – Pine Ridge Amenity Center – Quasi-Judicial as presented, consistent with Planning & Zoning Commission's recommendation.

AYE: Yeager, Flinn, Serviss, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 8: Ordinance 2026-09 CR 455 Annexation & Rezoning – First Reading – Quasi-Judicial

Scott Gerken read Ordinance 2026-09 by title, swore in speakers, and noted that this ordinance had been read previously but was readvertised. This is therefore the "second" first reading involving a voluntary annexation and rezoning of 4.88 acres on County Road 455 to City Agricultural. No vote would be taken at tonight's meeting with second reading scheduled for July 21st.

John Lozano presented the staff report, summarized notice and statutory compliance, and stated that staff and Planning & Zoning Commission recommended approval.

Public Comment

Clinton Pownall, 14205 Hunter Trace Ln., questioned the ISBA process, petition signatures, contiguity, and fiscal justification, and requested that related exhibits and county correspondence be included in the record.

Scott Gerken explained that the annexation is voluntary, does not require County approval under the ISBA, and satisfies statutory contiguity requirements.

Joyce Heffington, City Planner, confirmed that the County Attorney called after receiving the notice letter, asked only about timing of hearings, and did not object.

Jennifer Morse, 1064 Golden Dawn Loop, questioned City resources devoted to the annexation compared with a resident seeking de-annexation and raised concerns about how Lake County AG uses were presented.

Council members discussed a request from a Plum Lake property owner ("Josh") seeking de-annexation and expressed support for providing him with a clear, transparent path if he chooses to request to leave the city.

Dwayne Smith, 2767 Purple Meadow Ct., opposed creating split jurisdiction and questioned the AG designation for a 4.88-acre parcel.

Additional neighbors behind the subject property opposed the annexation, citing concerns about split governance, emergency response confusion, and the size of the property.

No vote was taken; this was first reading only.

Item 9: Ordinance 2026-10 Comprehensive Plan Amendment CR 455 – First Reading

Scott Gerken read Ordinance 2026-10 by title, noting it would change the future land use for the same 4.88-acre parcel from Lake County Rural to City Agricultural and was on first reading with no vote.

John Lozano stated that the proposed future land use conforms with the density and permitted uses for city agricultural land (one dwelling unit per five acres) and is consistent with comprehensive plan goals and policies.

Staff recommended approval, and Planning & Zoning Commission had also recommended approval.

Public Comment

Members of the public who spoke under Item 8 referenced concerns about acreage, contiguity, and process, and indicated they would return with more detailed arguments at second reading.

No vote was taken; this was first reading only.

Item 10: Lot Split – Founders Ridge

There was a discrepancy in the agenda displayed in the agenda management portal which cause Item 10: Lot Split – Founder's Ridge to be considered as the last item.

Item 11: Ordinance 2026-13 Founders Ridge CDD Amendment – First Reading

Scott Gerken read the ordinance by title and explained that the ordinance would amend the geographic boundaries of the Founders Ridge Community Development District (CDD) while leaving all other terms unchanged; this item was on first reading with no vote.

Tucker Mackie, attorney with KutakRock which represents the CDD, introduced herself and stated she was available to answer any questions; no detailed presentation was given.

Public Comment

There were no comments.

No vote was taken; this was first reading only.

Item 12: Site Plan – Minneola Commercial – Quasi-Judicial

Scott Gerken swore in those wishing to speak on the item.

Eric Raasch presented the Minneola Commercial site plan for a gas station/convenience store and grocery store at US 27 and Vino Road, noting that the applicant revised the architecture in response to staff and Planning & Zoning Commission comments.

A Kimley Horn representative stated that FDOT is reviewing the access and signal plan and that FDOT signal approval is required before construction may proceed.

Council discussed traffic concerns, including right-in/right-out access, queuing, and the timing of FDOT signal approval.

Staff confirmed that FDOT's signal approval is a specific condition of approval and must be in place before construction can proceed.

Council also discussed design consistency and confirmed that prior special exception conditions on exterior operations remain in effect.

Public Comment

There were no comments.

MOTION by Councilor Yeager, SECONDED by Councilor Flinn, to approve Item 11: Site Plan – Minneola Commercial – Quasi-Judicial as presented, subject to Planning & Zoning Commission's four recommended conditions including FDOT signal approval.

AYE: Yeager, Flinn, Serviss, Saunders

NAY: Hernandez

MOTION PASSED: 4-1

Item 13: Preliminary Subdivision Plat – Minneola Commercial – Quasi-Judicial

Scott Gerken swore in those wishing to speak on the item.

Eric Raasch presented the preliminary subdivision plat for Minneola Commercial, explaining that it creates nine commercial parcels and related tracts, establishes lot configuration only, and will be followed by final platting.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Yeager, to approve Item 12: Preliminary Subdivision Plat – Minneola Commercial – Quasi-Judicial as presented.

AYE: Yeager, Flinn, Serviss, Saunders

NAY: Hernandez

MOTION PASSED: 4-1

Item 14: Ordinance 2026-14 Fire Impact Fee – First Reading
Item 15: Ordinance 2026-15 Public Safety (Police) Impact Fee – First Reading
Item 16: Ordinance 2026-16 Parks & Recreation Impact Fee – First Reading

Scott Gerken read each ordinance by title and explained that they amend the City Code to update fire, police, and parks & recreation impact fees based on the recent impact fee study.

Staff noted that the proposed fees are based on the consultant's analysis and that any technical inconsistencies in the ordinance tables (for example, a single-family amount appearing slightly above the study recommendation) would be corrected before second reading.

Public Comment

Jennifer Morse asked about discrepancies in the fire impact fee table, questioned the lack of parks impact fees for commercial uses, and asked why some industrial fire impact fees were low.

Mark Johnson stated corrections would be made before second reading and offered to have the consultant explain the methodology when factoring the industrial fire impact fees at second reading.

No votes were taken; these were first readings only.

Item 17: Resolution 2026-09 Preliminary Fire Protection Assessment

Scott Gerken read the resolution by title, explaining that this is the annual preliminary fire protection assessment resolution establishing estimated rates for the upcoming fiscal year.

Mark Johnson stated that the assessment rate for single-family homes ($59) is proposed to remain unchanged from the prior year and reiterated that the fire assessment is intended as one tool in the city's funding structure for fire services.

Public Comment

Cheryl Pavlaka asked whether the fire assessment was increasing, noting that the resolution language referenced a higher amount; staff clarified that the rate remains at $59 and has not increased.

Council members explained that the assessment is meant as a reserve mechanism and does not alone cover the full cost of operating the fire department.

MOTION by Councilor Saunders, SECONDED by Vice Mayor Hernandez, to approve Item 16: Resolution 2026-09 Preliminary Fire Protection Assessment as presented.

AYE: Serviss, Flinn, Hernandez, Yeager, Saunders

NAY: None

MOTION PASSED: 5-0

Item 18: Ordinance 2026-17 Data Centers Moratorium – First Reading

Scott Gerken read the ordinance by title and discussed the rationale and structure of the data centers moratorium, emphasizing that the legislature left data center regulation largely to local governments and that the ordinance provides a temporary pause while the city develops appropriate zoning and utility standards.

Public Comment

Vice Mayor Hernandez discussed his professional experience with data centers and noted differences between hyperscale and smaller facilities.

Cheryl Pavlacka supported the moratorium and urged the City to gather expert input, including on security considerations.

Lauren DiMaggio supported developing a framework that fits Minneola's identity and infrastructure capacity and asked that draft regulations return before the moratorium expires.

Scott Gerken noted that many local governments are adopting similar moratoria and that he will attend an upcoming legal conference where data center regulation will be a featured topic.

No vote was taken; this was first reading only.

Item 19: Ordinance 2026-12 Charter Amendment – Term Limits – Second Reading

Scott Gerken read Ordinance 2026-12 by title and explained that the proposed charter amendment would extend cumulative council term limits to ten years so vacancy appointments would not reduce eligibility for two full elected terms. He reported that the Supervisor of Elections reviewed and approved the ballot language for the proposed term limit charter amendment.

Council discussed whether it is appropriate to extend the cumulative term limit and whether appointed service to fill a vacancy should be exempted from the cap.

Public Comment

Councilor Flinn stated her opposition, explaining that voters approved two full four-year terms and that individuals who choose to fill vacancies do so knowing the current rules; she did not support extending time in office beyond what voters already authorized.

MOTION by Councilor Yeager, SECONDED by Vice Mayor Hernandez, to approve Item 18: Ordinance 2026-12 Charter Amendment – Term Limits – Second Reading as presented.

AYE: Yeager

NAY: Serviss, Flinn, Hernandez, Saunders

MOTION FAILED: 1-4

The proposed charter amendment will not be placed on the ballot.

Item 10: Lot Split – Founders Ridge

Eric Raasch presented a lot split for approximately 25.3 acres in Founders Ridge, explaining that it separates the tract from the larger parent parcel but does not authorize development, which would require future review.

Madeline Damon, attorney representing the applicant, stated that the applicant agrees to comply with all PUD requirements and is preparing a commerce park site plan for future review.

Denise Calderon, Planning & Zoning Commission Chair, requested current traffic studies when the future site plan comes forward, especially due to nearby schools.

Public Comment

There were no comments.

MOTION by Vice Mayor Hernandez, SECONDED by Councilor Yeager, to approve Item 19: Lot Split – Founders Ridge as presented.

AYE: Serviss, Flinn, Hernandez, Yeager, Saunders

NAY: None

MOTION PASSED: 5-0

REPORTS

Mark Johnson

- spoke about the upcoming Chamber of Commerce breakfast on July 15 at Sterling Venues.

Scott Gerken

- reminded council members about Form 1 financial disclosure filing requirements and confirmed that all necessary forms had been filed.

Councilor Yeager requested follow-up with the County on heavily trimmed trees under power lines on Hancock Road and reiterated his desire for more durable doors on city facilities.

Mayor Serviss reviewed Chamber breakfast logistics, including sponsor-provided Centennial shirts for Council and staff to wear as a show of appreciation.

PROJECT UPDATES

Grassy Lake Road / Education Avenue Improvements

Mark Johnson reported FDOT review delays and coordination issues with Lake County, and staff agreed to provide an updated schedule; current school-year traffic patterns will likely remain in place when school resumes.

Wastewater Treatment Plant / Alternative Water Supply (AWS) / Septic-to-Sewer

Mark Johnson stated that the wastewater treatment plant expansion and AWS projects are being prioritized, while Phase 2 septic-to-sewer construction will wait for added capacity; staff will prepare information on priority water-line replacement areas downtown.

Second Fire Station in the Hills

Mark Johnson reported that Fire Station 2 design is nearly complete and that staff will explore grading options to reduce the retaining wall near future Teardrop Lake parking.

Trailhead Park

Mark Johnson stated that wetland remediation at Trailhead Park should not change the overall completion timeline, and Council discussed keeping the dog park area closed during construction.

Pier / Lakefront

Mark Johnson informed the Council that state permitting for the lakefront pier project is expected soon and that engineering will proceed once permits are issued.

Waste Management / GFL Contract

Mark Johnson reported that a revised renewal contract with GFL is being finalized and will be brought to the next City Council meeting for review and possible approval, with the alternative of going to open bid if Council is not satisfied.

Park Valley Speed Humps

Mark Johnson and **Mayor Serviss** noted a neighborhood meeting is scheduled for Thursday with surrounding residents to discuss a requested speed-hump installation and evaluate potential locations and impacts.

FINAL PUBLIC COMMENTS

Jennifer Morse requested a timeline for the Grassy Lake Road and Education Avenue projects, attention to school traffic and pedestrian routes, restoration of damaged landscaping, and future consideration of a masonry buffer wall for the Ace Hardware site.

Nicole Martin recommended a voluntary conservation design checklist and public workshop to guide future code updates on ecological site design, native landscaping, lighting, tree canopy, and HOA stewardship.

MOTION by Vice Mayor Hernandez, SECONDED by Councilor Flinn, to adjourn.

AYE: Yeager, Flinn, Serviss, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 9:12 p.m.)

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 2.
Subject Title: Disposal Request - Obsolete & Non-Working Electronics

Objective:
Consider a Request to Approve the Disposal of Obsolete and Non-Working Electronics

Summary:
We have quite a bit of obsolete and non-working electronics that we are currently storing upstairs in the IT Room. We would like to allow Quicksilver Technology Recycling to pickup the items at no cost to us to dispose of them properly. There is no identifying information on the devices, all data hand hard drives have been removed and they are all listed below.

1. 20 Obsolete Computers (2nd, 3rd, & 4th gen processors - Not Windows 11 Capable)
2. 1 Non-Working Canon Laser Printer (Cracked Screen)
3. 1 Non-Working Brother Laser Printer (Worn Drum)
4. 1 Non-Working HP Laser Printer (Jamming Issues)
5. 1 Non-Working Lexmark Laser Printer (Worn Drum)
6. 1 Non-Working 16 Port Network Switch

Exhibits:
None

Options:
1. Approve the request as presented
2. Deny the request

Fiscal Impact:
There is no cost for this service and therefor no fiscal impact.

P & Z Recommendation:

Staff Recommendation:
Staff recommends approval of the request as presented.

AGENDA SUMMARY
City Council Meeting
July 21, 2026

Agenda Item: 3.
Subject Title: Ordinance 2026-09 CR 455 Annexation & Rezoning - *Second Reading*

Objective:
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.

Summary:
Judith Yeager, owner, requests an annexation to the City of Minneola and the rezoning to Agriculture District (AG) of 4.88+/- Acres of property generally located North of Bear Spring Road and West of County Road 455.

Exhibits:
1. Ord 2026-09 2nd affidavit
2. Ordinance 2026-09 Annexation & Rezoning 7-6-26
3. Survey
4. Warranty Deed
5. HIGHLAND RESERVE Plat
6. County Annexation Letter
7. Ord 2026-09 Affidavit
8. Posted Ord 2026-09
9. Addresses
10. Mailed Notice
11. Mailing
12. Annexation Application

Options:
1. Approve the ordinance as written.
2. Approve the ordinance with conditions.
3. Postpone the decision.
4. Deny approval of the ordinance.

Fiscal Impact:
Undetermined.

Staff Recommendation:
The subject property contains approximately 4.88 acres, exclusive of the area previously dedicated for public right-of-way. Although the Agriculture (AG) District is generally associated with a minimum parcel size of five (5) acres, staff finds the parcel substantially consistent with that standard. The parcel is an existing platted lot of record, and the sub-five-acre lot area resulted, in part, from the dedication of frontage for public right-of-way purposes. The acreage difference is minor, and staff finds the parcel functionally equivalent to a five-acre agricultural parcel for purposes of applying the City's Agriculture (AG) Future Land Use and zoning classifications.

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-09

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

June 10, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Gina Sapp

Sworn to and subscribed before me this 24th day of June 2026 by Gina Sapp, who is personally known to me.

Ashley Abear

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00012418 00210935

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING
ORDINANCE 2026-09

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 CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request for the annexation and rezoning of 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455. The request is to change the zoning from Lake County "Agriculture District" (A) to "Agriculture District" (AG) within the City of Minneola.

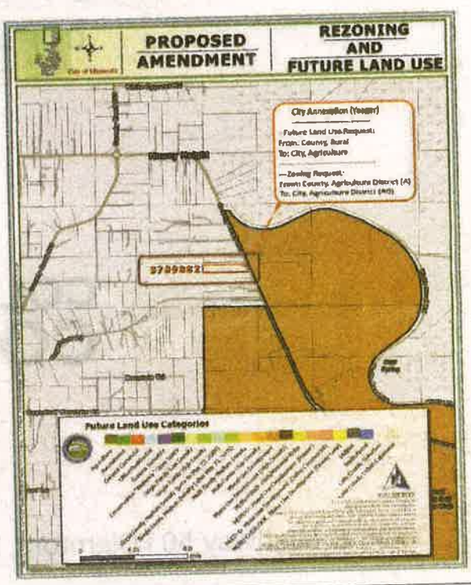
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.



ORDINANCE 2026-09

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.

WHEREAS, the City of Minneola has received a petition from David W. and Judith A. Yeager, (the "Owner"), requesting that approximately 4.88 acres of land, generally located north of Bear Spring Road and west of County Road 455 (the "Property"), be annexed to and made a part of the City of Minneola, and

WHEREAS, the Property to be annexed is contiguous to the existing City limits, per Section 171.031, Florida Statutes; and

WHEREAS, the annexation petition bears the signature of all required parties; and

WHEREAS, the notice of the proposed annexation has been properly published in accordance with Section 171.044(2), Florida Statutes; and

WHEREAS, the City Council finds that the Property is contiguous to the existing municipal boundary, is reasonably compact, and that the annexation will not create an enclave, as required by Chapter 171, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, AS FOLLOWS:

Section 1. **Annexation.** The boundaries of the City of Minneola are hereby amended to include and annex into the City limits the real Property consisting of 4.88± acres, as more particularly described in Exhibit "A," attached hereto and incorporated herein by reference.

Section 2. Rezoning. The Property annexed pursuant to this Ordinance shall be assigned a zoning designation of Agriculture District (AG) under the City of Minneola Land Development Code.

Section 3. **Transmittal.** The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of the State of Florida within seven (7) days after its passage on second and final reading.

Section 4. **Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 5. **Effective Date**. This Ordinance shall become effective immediately upon passage.

PASSED AND ORDAINED this _____ day of _____, 2026, by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

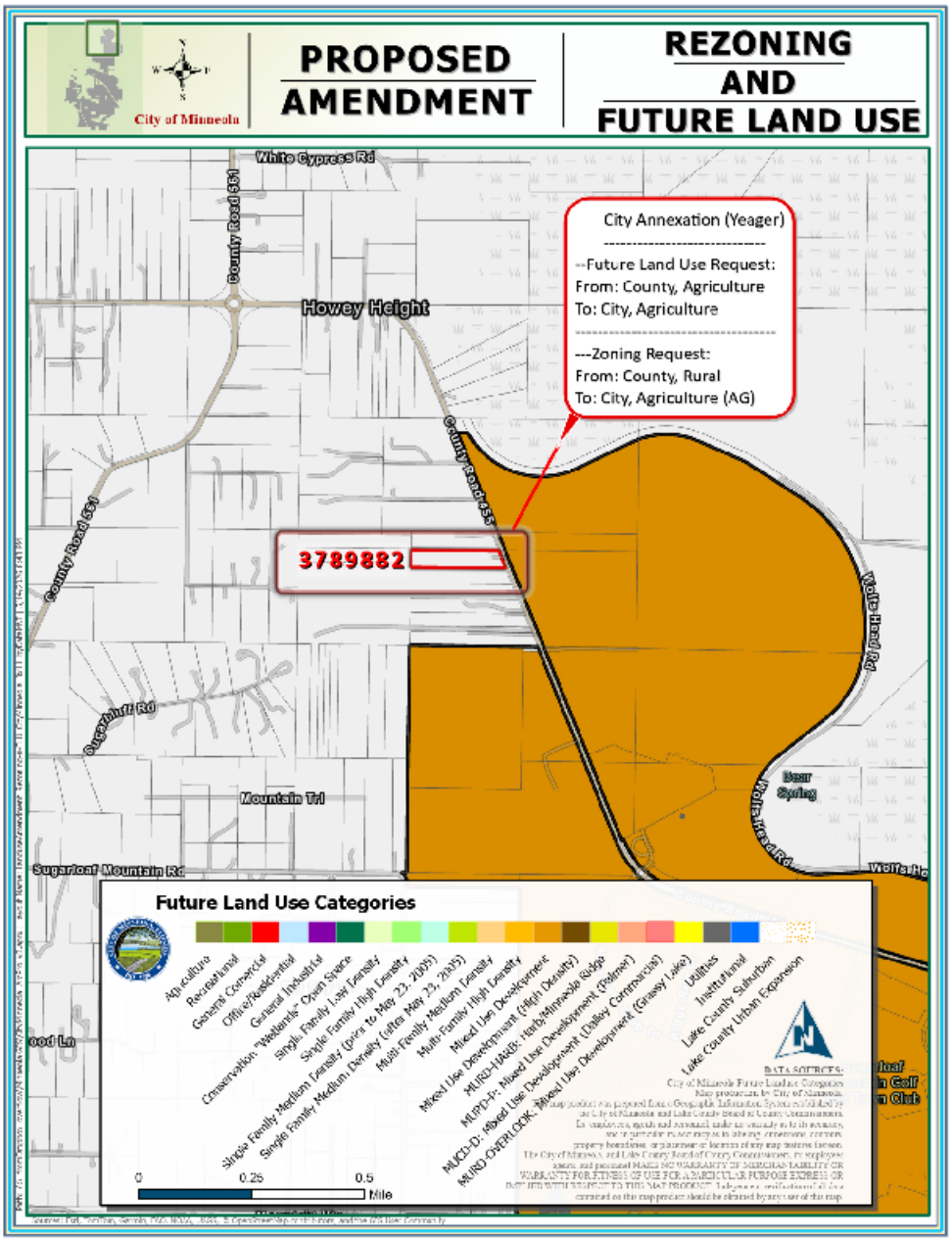
Approved as to form:

_____
Scott A. Gerken, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 2, HIGHLAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41 PAGE 88 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

EXHIBIT "B"


PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
City of Minneola
White Cypress Rd
County Road 561
Howey Height
City Annexation (Yeager)
--Future Land Use Request:
From: County, Agriculture
To: City, Agriculture
---Zoning Request:
From: County, Rural
To: City, Agriculture (AG)
County Road 455
3789882
County Road 561
Sugarloaf Rd
Mountain Trl
Sugarloaf Mountain Rd
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation "Wetlands" Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 22, 2035)
Single Family Medium Density (after May 22, 2035)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development
Mixed Use Development (High Density)
MURD-HARB: Harbj-Minneola Ridge
MUPD-P: Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Valley Commercial)
MURD-DiffBLOCK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile

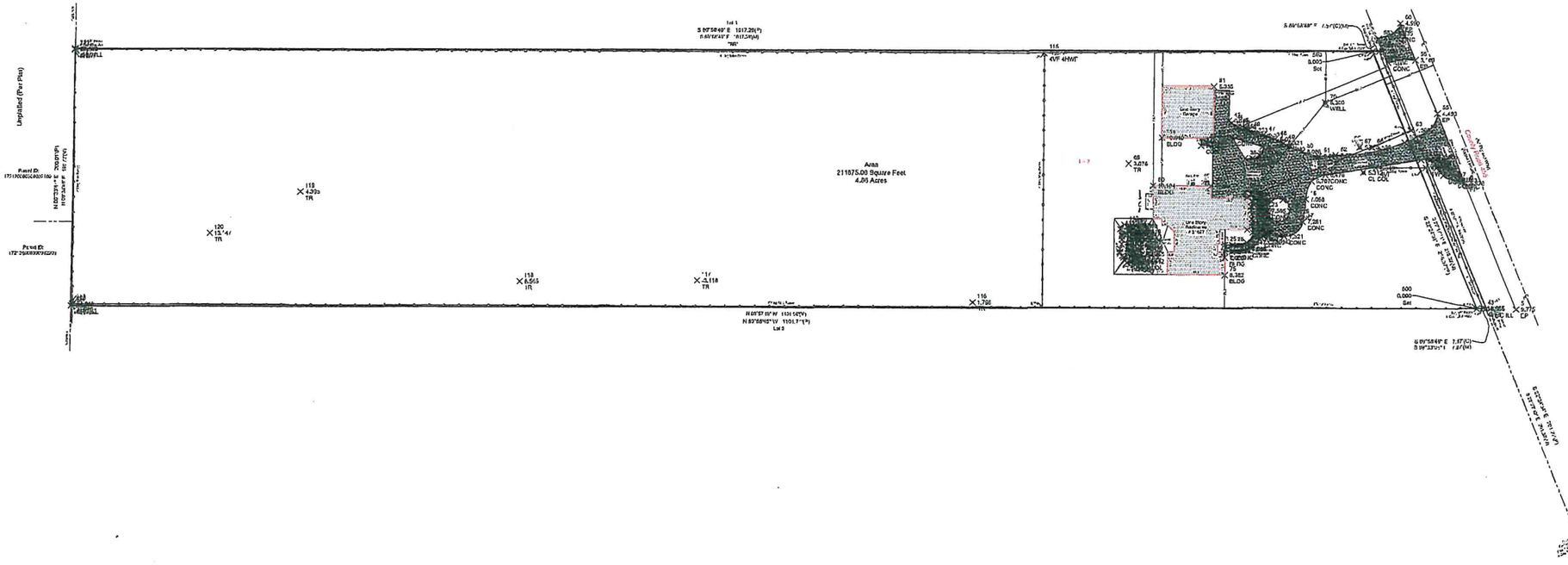
Boundary Survey

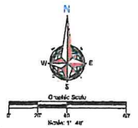
Legal Description:

LOT 2, HIGHLAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 66 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD ZONE(S):
[illegible] ZONE(S) "X" (SHADED) AND "X" (UNSHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12069C0215F, WITH A DATE OF IDENTIFICATION OF 09/25/2018.

CERTIFIED TO:
VERNON SCOTT CORDY AND NICOLE M. CORDY; METES & BOUNDS TITLE COMPANY, A DIVISION OF LANDCASTLE TITLE GROUP; CHICAGO TITLE INSURANCE COMPANY; PNC BANK, NA 1ST/AM A/T/I/A





Field Book: 64/24/23	Job # Completed: 04/07 23
Sheet No. 1	P to Sheet(s): 1 of 1

Revisions

Prepared for: Vernon Scott Cordy and Nicole M. Cordy

Ireland & Associates Surveying, Inc.
905 Eastgate Circle S.,Ste 1000
Lake Mary, Florida 32746
www.irelandsurveying.net
Office-407.678.3366 Fax-407.320.8165

Return to:
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
17-21-26-0800-000-00200

Our File No.: 83-26-0110

WARRANTY DEED

This Warranty Deed made this 27th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, a married couple, whose mailing address is 5533 Moon River Drive, Groveland, FL 34736, hereinafter called the grantor(s), to Judith A Yeager and David W Yeager, a married couple, whose post office address is 21097 County Road 455, Clermont, FL 34715, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of $10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lake County, State of Florida, viz:

Lot 2, Highland Reserve, according to the Plat thereof as recorded in Plat Book 41, Page 88, Public Records of Lake County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Casey Williams

Printed Signature

100 W. 5th Ave

Mt Dora FL 32757

Address of First Witness

Second Witness Signature

Lisa A. Guzman

Printed Signature

100 W 5th Avenue

Mt. Dora FL 32757

Address of Second Witness

Nicole M. Gokey

Vernon Scott Gokey

State of Florida

County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, who has produced Drivers License as Identification or is personally known to me to be the persons therein.

Notary Public, State of Florida

My commission expires:
Seal

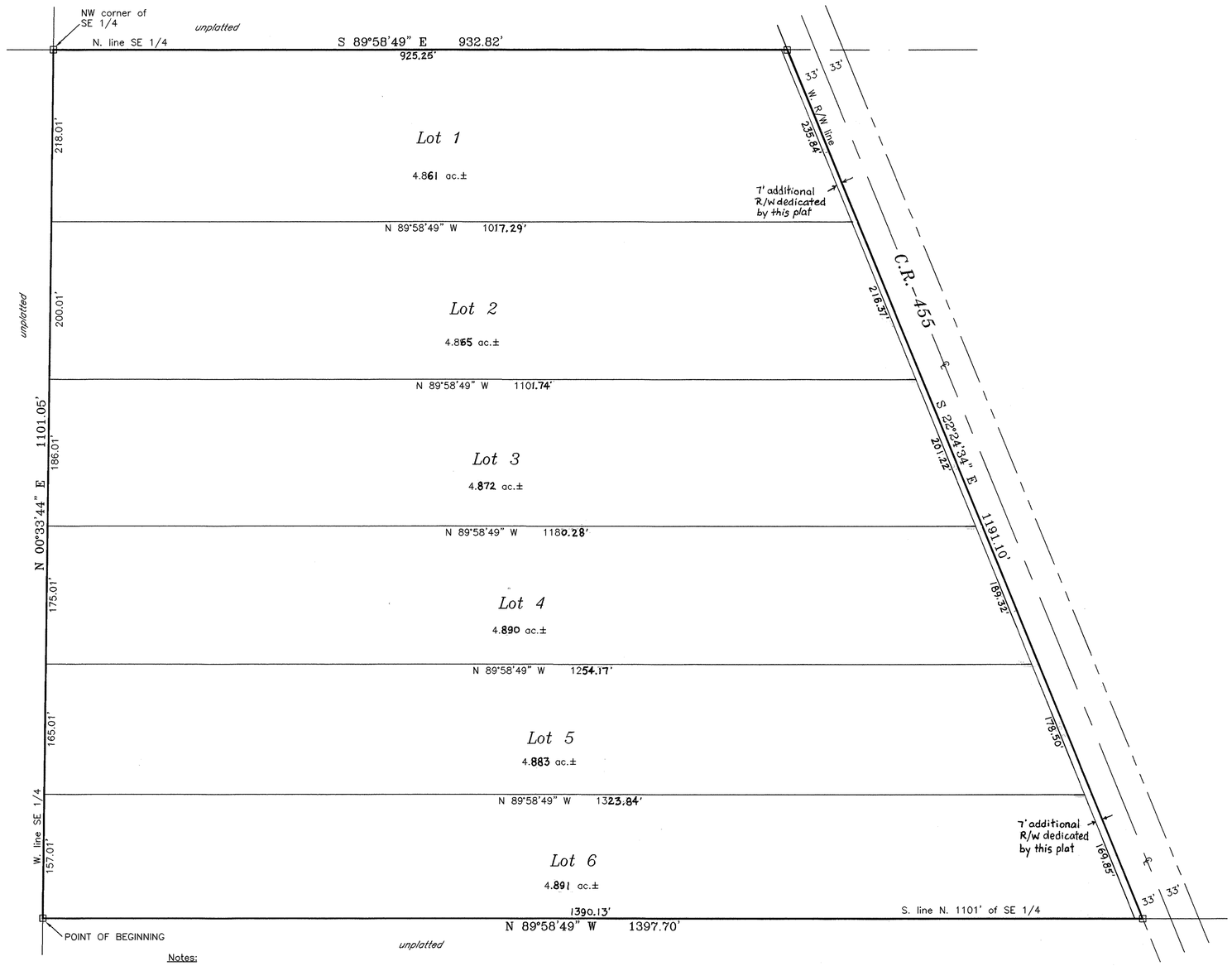
CASEY WILLIAMS
Notary Public - State of Florida
Commission # HH 764307
My Comm. Expires Feb 27, 2030
Bonded through National Notary Assn.

99036241

Highland Reserve

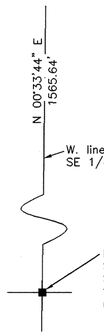
A portion of Section 17, Township 21 South, Range 26 East, Lake County, Florida

Description:
Commence at the South 1/4 corner of Section 17, Township 21 South, Range 26 East, Public Records of Lake County, Florida, thence run N 00°33'44" E along the West line of the Southeast 1/4 of said Section 17 for a distance of 1565.64 feet to the South line of the North 1101.00 feet of the Southeast 1/4 of said Section 17 and the POINT OF BEGINNING; thence continue N 00°33'44" E along said West line of the Southeast 1/4 for a distance of 1101.05 feet to the Northwest corner of said Southeast 1/4; thence run S 89°58'49" E along the North line of said Southeast 1/4 for a distance of 932.82 feet to the West right of way line of C.R.-455; thence run S 22°24'34" E along said West right of way line for a distance of 1191.10 feet to the aforesaid South line of the North 1101.00 feet of the Southeast 1/4 of Section 17; thence run N 89°58'49" W along said South line for a distance of 1397.70 feet to the Point of Beginning.



Notes:

- Bearings based on the West line of the Southeast 1/4 of Section 17-21-26 as being N 00°33'44" E, an assumed meridian.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- It is the responsibility of the property owners to operate and maintain any stormwater management system not located within the right of way of the roads unless such responsibility is voluntarily assumed by Lake County.
- Iron rod & cap marked "FLA GEO LB 6642" set at all lot corners at time of platting.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- A 50' buffer will be maintained around gopher turtle habitat.
- All utility easements also service cable TV.
- GOPHER TORTOISES WILL BE AVOIDED AS REQUIRED BY STATE AND FEDERAL LAW.

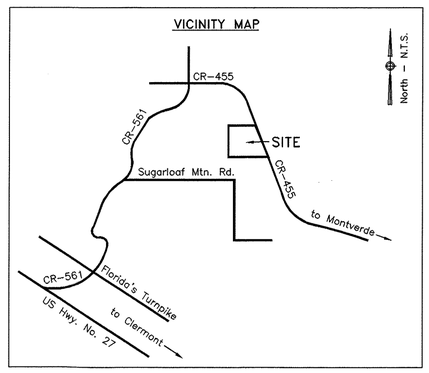


prepared by:
Florida Geodetic Surveying, Inc.
720 West Montrose Street
P.O. Box 121442
Clermont, FL 34712-1442
(352) 394-3000

Legend:

℄ Denotes centerline of right of way
R/W Denotes right of way line
□ Denotes set concrete monument & disk marked "PSM 5322 PRM", PERMANENT REFERENCE MONUMENT

VICINITY MAP



STATEMENT OF REVIEWER

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat."

Donald H. Roof DATED: 3/30/99

DONALD H. ROOF, P.S.M.
LAKE COUNTY PUBLIC WORKS DEPT.
FLA. REG # 5064

PLAT BOOK: 41
PAGE: 88

Page 1 of 1

DEDICATION

Highland Reserve

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates all easements and additional right of way for C.R.-455 to the perpetual use of the public, and
IN WITNESS WHEREOF, the undersigned does
hereonto set his hand and seal on Dec. 22, 1998.

Highland Real Estate and Investments, Inc.
Dale J. Ladd, PRES.
Dale J. Ladd, President

Attested:
Erin Ferguson
Erin Ferguson
Sharon M. Slack

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, on officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, Dale J. Ladd, President,
known to me personally to be
the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

Jeffrey P. Rhoden Date: 12/21/98
Jeffrey P. Rhoden, Registration # 5322

Florida Geodetic Surveying, Inc.
720 Montrose St.
Clermont, Florida 34711
Registration # LB 6642

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on April 20, 1999 the foregoing plat or plan was approved by the Board of County Commissioners of Lake County, Florida.

Chairman of the Board

Attest:
Clerk of the Board

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that they are the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in the and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Records Book 1603, Page 0506 of the Public Records of Lake County, Florida, shall be subordinate to the above dedication.
Signed and delivered in the presence of:

First Federal Savings Bank of Lake County

Brian R. Hofer, Vice President ATTEST: Erin Ferguson

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Brian R. Hofer,
to me known personally or by drivers license ID to be the individuals described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such individuals thereunto authorized; that said Dedication is the act and deed of said individuals.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF APPROVAL

Planning & Zoning Coordinator Date 4/22/99

County Engineer Date APRIL 21, 1999

County Attorney Date 4/28/99

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Charter 177, Florida Statutes, and was filed for the record on April 30, 1999 at 8:45 AM
File No. 99036241

Clerk of the Circuit Court
Lake County, Florida

APR 30 8:45 AM 1999
RECORDED IN OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA
JAMES C. WATKINS
CLERK OF CIRCUIT COURT

City of Minneola

"Central Florida's High Point"

May 6, 2026

Lake County Board of County Commissioners
315 W. Main St.
Tavares, FL 32778

Dear Commissioners:

The City of Minneola (the "City") has received a request to annex approximately 5± acres of property generally located north of Bear Spring Road and west of County Road 455. The property is owned by Judith A. and David W. Yeager. The affected Alternate Key Number is 3789882.

The property is currently Shown in Exhibit B-1 of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the City. It is also located directly across the street from properties already within the City limits.

We respectfully request written confirmation of the County's approval of the proposed annexation.

Sincerely,

Joyce Heffington

Joyce Heffington, AICP
CRA Administrator

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-09

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

June 17, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Sworn to and subscribed before me this 17th day of June 2026 by Gina Sapp, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00012418 00210936

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

ORDINANCE 2026-09

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 CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request for the annexation and rezoning of 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455. The request is to change the zoning from Lake County "Agriculture District" (A) to "Agriculture District" (AG) within the City of Minneola.

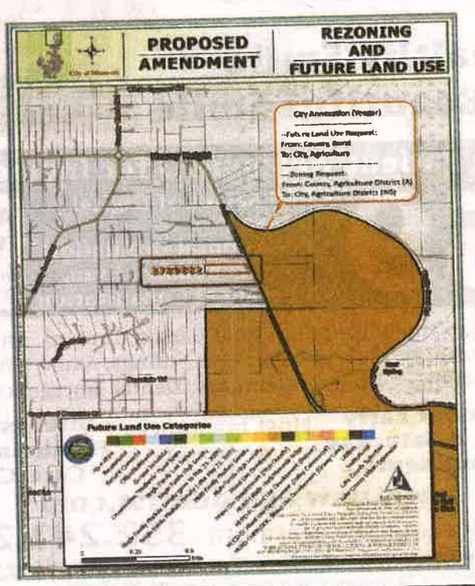
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.





Posted 6/17/26

Alt Key	Owner Name	Owner Address
1411203	BBB RANCH LLC	21055 COUNTY ROAD 455
1590078	BBB RANCH LLC	21055 COUNTY ROAD 455
3910635	BBB RANCH LLC	21055 COUNTY ROAD 455
3789881	PERKINS CHRISTOPHER J	21103 COUNTY ROAD 455
1031052	STOVER MARK A & KELLY A	PO BOX 560437
3789883	VENORD JEAN MICHEL & JEAN REMY TRUST	3208 E COLONIAL DR SUITE C #279
3789882	YEAGER JUDITH A & DAVID W	21097 COUNTY ROAD 455
1031028	EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
2804271	EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
1065062	EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
3789884	TORRES EUGENIO	21083 COUNTY ROAD 455

Owner City	Owner State	Owner Zip	Property Address
CLERMONT	FL	34715	21059 COUNTY ROAD 455
CLERMONT	FL	34715	COUNTY ROAD 455
CLERMONT	FL	34715	COUNTY ROAD 455
CLERMONT	FL	34715	21103 COUNTY ROAD 455
MONTVERDE	FL	34756-0437	21111 COUNTY ROAD 455
ORLANDO	FL	32803	COUNTY ROAD 455
CLERMONT	FL	34715	21097 COUNTY ROAD 455
IRVINE	CA	92612	WOLFS HEAD RD
IRVINE	CA	92612	WOLFS HEAD RD
IRVINE	CA	92612	BEAR SPRING RD
CLERMONT	FL	34715	21083 COUNTY ROAD 455

Owner Name	Owner Address
BBB RANCH LLC	21055 COUNTY ROAD 455
PERKINS CHRISTOPHER J	21103 COUNTY ROAD 455
STOVER MARK A & KELLY A	PO BOX 560437
VENORD JEAN MICHEL & JEAN REMY TRUST	3208 E COLONIAL DR SUITE C #279
YEAGER JUDITH A & DAVID W	21097 COUNTY ROAD 455
EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
TORRES EUGENIO	21083 COUNTY ROAD 455

Owner City	Owner State	Owner Zip
CLERMONT	FL	34715
CLERMONT	FL	34715
MONTVERDE	FL	34756-0437
ORLANDO	FL	32803
CLERMONT	FL	34715
IRVINE	CA	92612
CLERMONT	FL	34715

City of Minneola

"Central Florida's High Point"

June 18, 2026

Dear Adjacent Property Owner:

Due to administrative errors by City staff, and through no fault of the applicant, the annexation, rezoning, and comprehensive plan amendment application for 21097 County Road 455 (Alternate Key No. 3789882) will now be considered by the Planning and Zoning Commission on Monday, July 6, 2026.

The application requests annexation of the property into the City of Minneola with an Agricultural (AG) zoning designation and a corresponding Agricultural Future Land Use designation. The property qualifies for annexation because it is contiguous to the City limits, by virtue of being located directly across a public roadway from properties already located within the City, as provided by 171.031 Florida Statutes.

Enclosed please find notices of the rescheduled public hearings.

If you have any questions, please contact the City of Minneola Planning Department.

Sincerely,

Joyce Heffington

Joyce Heffington, AICP
CRA Administrator

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

ORDINANCE 2026-09

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 CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request for the annexation and rezoning of 4.88± acres of property generally located north of Bear Spring Road and west of County Road 455. The request is to change the zoning from Lake County "Agriculture District" (A) to "Agriculture District" (AG) within the City of Minneola.

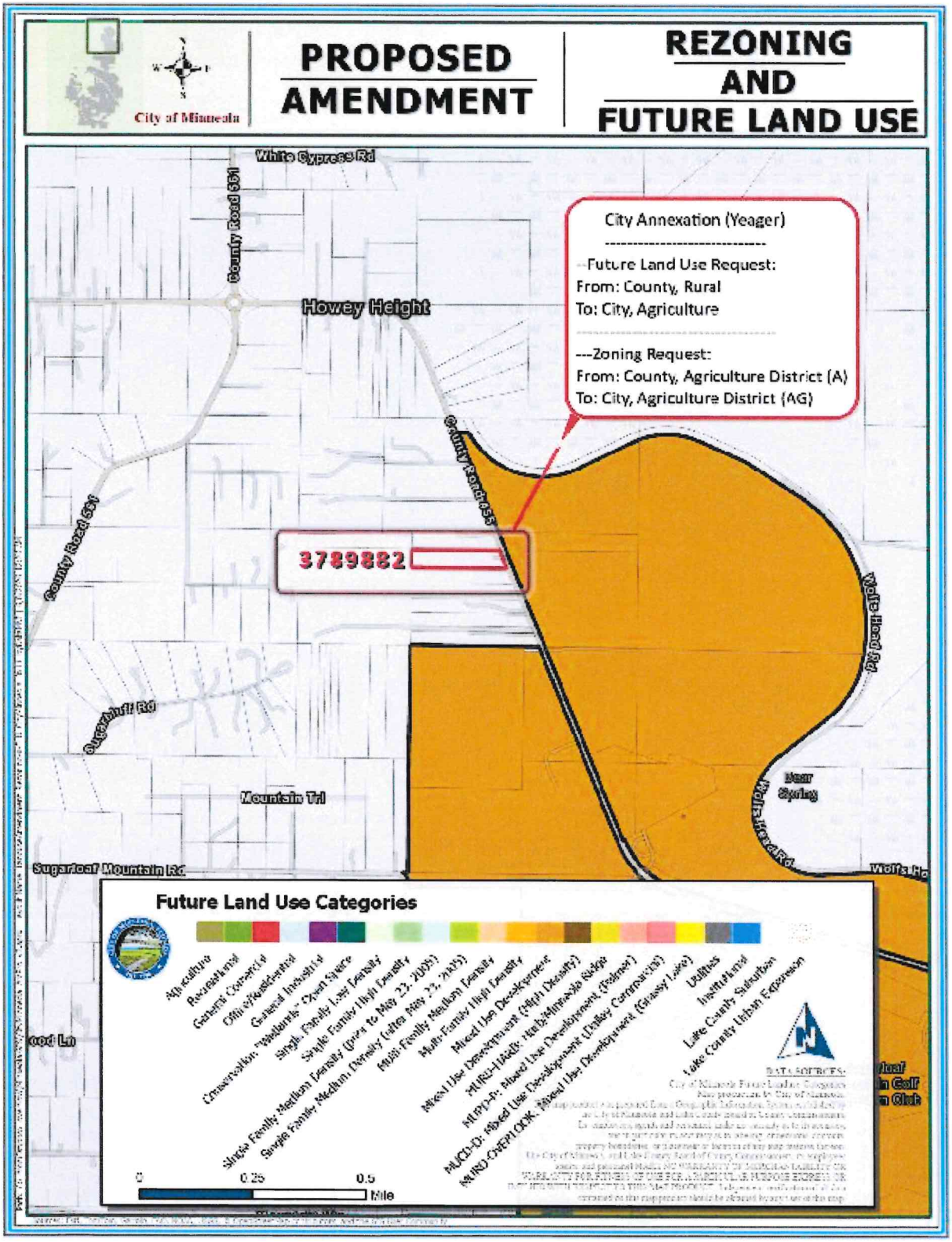
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.


PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
City of Mineola
White Cypress Rd
County Road 551
Howey Height
City Annexation (Yeager)
Future Land Use Request:
From: County, Rural
To: City, Agriculture
Zoning Request:
From: County, Agriculture District (A)
To: City, Agriculture District (AG)
County Road 455
3789882
Wolfe Head Rd
Sugarloaf Mountain Rd
Mountain Trl
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation - Wetlands - Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 22, 2035)
Single Family Medium Density (after May 22, 2035)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development
Mixed Use Development (High Density)
MURD-Hwy: Hwy/Intersection Ridge
MUPD-D: Mixed Use Development (Preferred)
MUCD-D: Mixed Use Development (Valley Commercial)
MURD-OFFPLOOK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.9
Mile

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; 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.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, of the proposed comprehensive plan amendment. The request is for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes, to amend the Future Land Use Map designation for approximately 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455 from Lake County 'Rural' to City of Minneola 'Agriculture'.

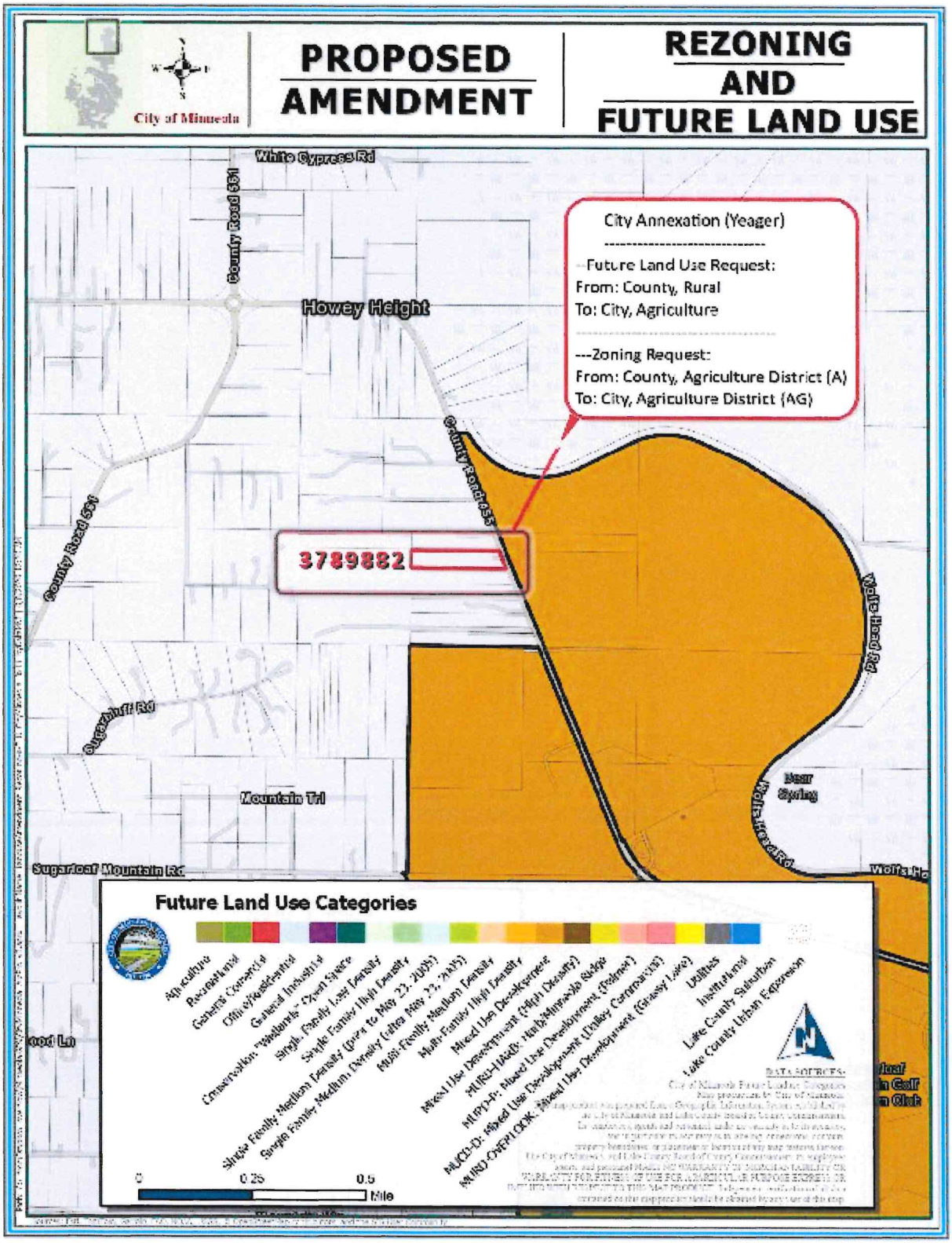
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code and the proposed Ordinance are available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.


PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
City of Minneola
White Cypress Rd
County Road 561
Howey Height
City Annexation (Yeager)
Future Land Use Request:
From: County, Rural
To: City, Agriculture
---Zoning Request:
From: County, Agriculture District (A)
To: City, Agriculture District (AG)
County Road 455
3789882
County Road 561
Wolfs Head Rd
Outlook Bluff Rd
Mountain Trl
Bear Spring
Sugarloaf Mountain Rd
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Light Industrial
General Industrial
Conservation, Wetlands - Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 23, 2005)
Single Family Medium Density (after May 22, 2005)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development
Mixed Use Development (High Density)
MUD-H: High/Mid-rise Mixed Use Development (Hybrid)
MUD-D: Mixed Use Development (Valley Commercial)
MUD-OFF: OFF-LOOK: Mixed Use Development (Grassy Lake)
Utilities
Landfill
Lake County Suburban
Lake County Urban Expansion
DATA SOURCES:
0
0.25
0.5
Mile

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715 $ 000.74⁰
02 7H
0006112720 JUN 18 2026

VENORD JEAN MICHEL & JEAN REMY TRUST
3208 E COLONIAL DR SUITE C #279
ORLANDO, FL 32803

City of Minneola
P.O. BOX 678
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EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

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JUN 18 2026

TORRES EUGENIO
21083 COUNTY ROAD 455
CLERMONT, FL 34715

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

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0006112720

$ 000.74⁰

JUN 18 2026

STOVER MARK A & KELLY A
PO BOX 560437
MONTVERDE, FL 34756-0437

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

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JUN 18 2026

PERKINS CHRISTOPHER J
21103 COUNTY ROAD 455
CLERMONT, FL 34715

City of Minneola
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BBB RANCH LLC
21055 COUNTY ROAD 455
CLERMONT, FL 34715

City of Minneola
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$ 000.74⁰

JUN 18 2026

Yeager Judith & David W
21097 County Road 455
CLERMONT, FL 34715

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

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0006112720

$ 000.74⁰

JUN 18 2026

EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

City of Minneola
Annexation Application Cont.

The application material described herein is based on the provisions of Section 98-2 of the City's code and the relevant provision of Chapter 171, Florida Statutes.

Applicant Name: Judith Yeager

Applicant Address:

2750 Purple Meadow Ct

Minneola, FL 34715

Applicant Ph. #: 352-267-0482 E-mail: judy@imsfl.us

Project Name: Yeager Annexation

General Location and/or Street Address:
21097 County Road 455 Clermont, FL 34715

Alternate Key #: 3789882

Owner Name: Judith A. and David W. Yeager

Owner Address: 2750 Purple Meadow Court Minneola, FL 34715

Owner Ph. #: 352-267-0482 E-mail Address: judy@imsfl.us

Subject Site Area (square feet or acres) 4.881404 Present Use: Residence

Existing County FLUM: Rural Existing County Zoning: Agriculture District (A)

Proposed City FLUM: Agriculture Proposing City Zoning: Agriculture District (AG)

Proposed Use: Reside in the home and agriculture activities on the property

Reasons for the request:

David & I have served this community for years. We want to continue to serve the City of Minneola using the knowledge and experience we have as the City continues to grow and move forward. We have admired this peaceful and rural location and that is why we purchased it.

City of Minneola
Annexation Application Cont.

Certification

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs, mailing costs, AND the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Judith Leasy

Applicant Signature

6/3/26

Date

Office Use:

Applicant Name: _____

Application For: _____

Amount: _____ Check: _____

Amount: _____ Check: _____

Rec'd by: _____ Date: _____ Receipt #: _____

City of Minneola
Annexation Application Cont.

Certification

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs, mailing costs, AND the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice or further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Applicant Signature

7/20/26

Date

Office Use:

Applicant Name: _____

Application For: _____

Amount: _____ Check: _____

Amount: _____ Check: _____

Rec'd by: _____ Date: _____ Receipt #: _____

City of Minneola
Annexation Application Cont.

Owner's Authorization

(required if the property owner is not the applicant)

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared _____

who is being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcels in this application.
2. That he/she desires to apply for an annexation of land generally located at:

   _____
3. That he/she has appointed _____
   to act as agent in his/her behalf to accomplish the above.

Judith Yeager
_____
Owner's Signature

This is to certify that on June 4 , 2024 before me,
an officer duly authorized to take acknowledgements in the State and County aforesaid, personally
appeared Judith Yeager he/she is personally know to me or has produced
drivers license as identification and did (did not) take an oath.

SEAL

KRISTINE THOMPSON
Notary Public-State of Florida
Commission # HH 743668
My Commission Expires
February 22, 2030

HH 743668
_____
Serial Number

K Thompson
_____
Signature of Acknowledger

Kristine Thompson
_____
Acknowledger Name

2/22/30
_____
My Commission Expires

City of Minneola
Annexation Application Cont.

Owner's Authorization

(required if the property owner is not the applicant)

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared David Yeager

who is being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcels in this application.
2. That he/she desires to apply for an annexation of land generally located at:

   _____

3. That he/she has appointed _____ to act as agent in his/her behalf to accomplish the above.

_____
Owner's Signature

This is to certify that on July 20, 20 24 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared David Yeager he/she is personally know to me or has produced _____ as identification and did (did not) take an oath.

SEAL

KRISTINE THOMPSON
Notary Public-State of Florida
Commission # HH 743668
My Commission Expires
February 22, 2030

_____
Signature of Acknowledger

Kristine Thompson
Acknowledger Name

2/22/30
My Commission Expires

HH 743668
Serial Number

City of Minneola
Annexation Application Cont.

Adjacent Property Owners

Type a list of owner's names and mailing addresses for all property owners lying within 300 ft of all sides of the property described in the attached application, as recorded in the current County tax rolls, or attach copies of the appropriate property record card.

Alternate Key #	Property Owner	Address, include Zip Code

Use additional pages as necessary.

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
BBB RANCH LLC	21055 COUNTY ROAD 455	CLERMONT	FL	34715
PERKINS CHRISTOPHER J	21103 COUNTY ROAD 455	CLERMONT	FL	34715
STOVER MARK A & KELLY A	PO BOX 560437	MONTVERDE	FL	34756-0437
VENORD JEAN MICHEL & JEAN REMY TRUST	3208 E COLONIAL DR SUITE C #279	ORLANDO	FL	32803
YEAGER JUDITH A & DAVID W	21097 COUNTY ROAD 455	CLERMONT	FL	34715
EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425	IRVINE	CA	92612
TORRES EUGENIO	21083 COUNTY ROAD 455	CLERMONT	FL	34715

AGENDA SUMMARY
City Council Meeting
July 21, 2026

Agenda Item: 4.
Subject Title: Ordinance 2026-10 Comprehensive Plan Amendment CR 455 - *Second Reading*

Objective:
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.

Summary:
Judith Yeager, Owner, requests a future land use change from Lake County "Rural" to City of Minneola "Agricuture" for 4.88 ± acres of property generally located North of Bear Spring Road and West of County Road 455, in Lake County, Florida.

Exhibits:
1. Zoning Comp Plan Application (1)
2. Ordinance 2026-10 Comp Plan 7-6-26
3. Survey
4. HIGHLAND RESERVE Plat
5. County Annexation Letter
6. Ord 2026-10 Affidavit
7. Posted Ord 2026-10
8. Addresses
9. Mailed Notice
10. Mailing
11. Warranty Deed
12. Ord 2026-10 2nd affidavit

Options:
1. Approve the Ordinance as presented.
2. Approve the Ordinance with conditions.

3. Postpone the decision.
4. Deny the Ordinance.

Fiscal Impact:
Undetermined

Staff Recommendation:
The subject property contains approximately 4.88 acres, exclusive of the area previously dedicated for public right-of-way. Although the Agriculture (AG) District is generally associated with a minimum parcel size of five (5) acres, staff finds the parcel substantially consistent with that standard. The parcel is an existing platted lot of record, and the sub-five-acre lot area resulted, in part, from the dedication of frontage for public right-of-way purposes. The acreage difference is minor, and staff finds the parcel functionally equivalent to a five-acre agricultural parcel for purposes of applying the City's Agriculture (AG) Future Land Use and zoning classifications.

CITY OF MINNEOLA, FLORIDA
ZONING MAP AMENDMENT
WITH
COMPREHENSIVE PLAN AMENDMENT
APPLICATION

X Small Scale Comp Plan Amendment _ Large Scale Comp Plan Amendment

(Please check one Comp Plan Amendment type above)

Applicant Name: Judith Yeager

Applicant Address: 2750 Purple Meadow Court

Minneola, FL 34715

Applicant Phone #: 352-267-0482 Fax# or E-mail: judy@imsfl.us

General Location and/or Street Address:

21097 County Road 455 Clermont, FL 34715

Alternate Key Number(s): 3789882

Owner Name: Judith A. and David W. Yeager

Owner Address: 2750 Purple Meadow Ct

Minneola, FL 34715

Owner Phone#: 352-267-0482 Fax# or E-mail judy@imsfl.us

Site Area (acres or sq. ft.): 4.881404___ _

---------- **EXISTING** ----------

FLUM: Rural Zoning: Agriculture District (A)

Potable Water Source: Well Sewage Disposal Method: Septic

Present Use & List Of Structures By Use: Residence

Has this site been subject to other development applications in the last two years?

NoX If Yes, provide the type of action and date of final action:

---------- **PROPOSED** ----------

FLUM: Agriculture Zoning: Agriculture District (AG)

Potable Water Source: Well Sewage Disposal Method: Septic

Proposed Use: Residence

Reasons for the request: See attached sheet

Adjacent Roadway Classification & LOS: Rural Standard LOS "C" 2026 2-way LOS "C"

Estimated traffic generated by the proposed project: No additional traffic

Reasons for the Request

David & I have served this community for years. We want to continue to serve the City of Minneola using the knowledge and experience we have as the City continues to grow and move forward.

We have admired this peaceful and rural location and that is why we purchased it.

CITY OF MINNEOLA, FLORIDA
ZONING MAP AMENDMENT
WITH
COMPREHENSIVE PLAN AMENDMENT

CERTIFICATION

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs, mailing costs, **AND** the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice **OR** further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Judith Lyons
Applicant Signature

6/9/26
Date

****

Payment Record for Office Use:

Applicant Name: _____

Application for: _____

Amount: _____ Check #: _____

Amount: _____ Check #: _____

Rec'd by: _____ Date: _____ Receipt #: _____

CITY OF MINNEOLA, FLORIDA
ZONING MAP AMENDMENT
WITH
COMPREHENSIVE PLAN AMENDMENT

CERTIFICATION

I, the undersigned, do hereby certify that I have read the application and the relevant guidance material and understand the requirements described therein and that I will fully comply with all City, State and Federal regulations applicable to this project.

I understand that the application fee is non-refundable.

I further understand that I am responsible to reimburse the City for the actual advertising costs, mailing costs, **AND** the actual consultants' review fees, if any. Said fees shall be paid within 30 days of receipt of the City's invoice **OR** further processing of the application will cease until the invoice is paid in full.

I understand that only application packages that are determined complete by the Department will be scheduled for review.

Applicant Signature

Date 1/21/26

****

Payment Record for Office Use:

Applicant Name: _____

Application for: _____

Amount: _____ Check #: _____

Amount: _____ Check #: _____

Rec'd by: _____ Date: _____ Receipt #: _____

CITY OF MINNEOLA, FLORIDA
ZONING MAP AMENDMENT
WITH
COMPREHENSIVE PLAN AMENDMENT

OWNER'S APPLICATION AUTHORIZATION
(Required if the property owner of record is not the applicant)

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared _____ who being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcel(s) in this application.

2. That he/she desires to apply for a Zoning Map Amendment and Comprehensive Plan Amendment on land generally located at (insert legal description)

_____

_____

3. That he/she has appointed _____ to act as agent in his/her behalf to accomplish the above.

_____
Owner's Signature

This is to certify that on June 09, 2026 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Judith Yeager he/she is personally known to me or has produced FL DRL as identification and Did (Did Not) Take an Oath.

STAMP/SEAL

NOTARY PUBLIC STATE OF FLORIDA
JULIETA ALVAREZ
MY COMMISSION # HH 657419
EXPIRES: July 8, 2029

_____
Signature of Acknowledger

Julieta Alvarez
Acknowledger Name

_____
Serial Number

July 08, 2029
My Commission Expires

CITY OF MINNEOLA, FLORIDA
ZONING MAP AMENDMENT
WITH
COMPREHENSIVE PLAN AMENDMENT

OWNER'S APPLICATION AUTHORIZATION
(Required if the property owner of record is not the applicant)

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared David Yeager who being by me first duly sworn on oath, deposes and says:

1. That he/she is the property owner of the subject parcel(s) in this application.

2. That he/she desires to apply for a Zoning Map Amendment and Comprehensive Plan Amendment on land generally located at (insert legal description)

_____

_____

3. That he/she has appointed _____ to act as agent in his/her behalf to accomplish the above.

_____
Owner's Signature

This is to certify that on July 20 20 26 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared David Yeager he/she is personally known to me or has produced _____ as identification and Did (Did Not) Take an Oath.

STAMP/SEAL

KRISTINE THOMPSON
Notary Public-State of Florida
Commission # HH 743668
My Commission Expires
February 22, 2030

_____
Signature of Acknowledger

Kristine Thompson
Acknowledger Name

HH 743668
Serial Number

2/22/30
My Commission Expires

CITY OF MINNEOLA, FLORIDA
ZONING MAP AMENDMENT
WITH
COMPREHENSIVE PLAN AMENDMENT
ADJACENT PROPERTY OWNERS

Type a list of owner's names and mailing addresses for all properties lying within 300 feet of all sides of the property described in the attached application, as recorded on the current County tax rolls, or attach photocopies of the appropriate Property Record Cards. [not both]

Alternate Key #	Property Owner	Address (include zip code)

Use additional pages as necessary

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
BBB RANCH LLC	21055 COUNTY ROAD 455	CLERMONT	FL	34715
PERKINS CHRISTOPHER J	21103 COUNTY ROAD 455	CLERMONT	FL	34715
STOVER MARK A & KELLY A	PO BOX 560437	MONTVERDE	FL	34756-0437
VENORD JEAN MICHEL & JEAN REMY TRUST	3208 E COLONIAL DR SUITE C #279	ORLANDO	FL	32803
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EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425	IRVINE	CA	92612
TORRES EUGENIO	21083 COUNTY ROAD 455	CLERMONT	FL	34715

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; 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; 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.

WHEREAS, a Petition has been received from David W. and Judith A. Yeager ("Owner"), requesting that 4.88 ± acres of real property generally located north of Bear Spring Road and west of County Road 455 that real property within the city limits of the City of Minneola, be assigned a land use designation of" Agriculture" under the Comprehensive Plan for the City of Minneola; and

WHEREAS, the required notice of the proposed comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Minneola and the Local Planning Agency for the City of Minneola have reviewed the proposed amendment to the Comprehensive Plan and have found that the proposed amendment is consistent with the Comprehensive Plan of the City of Minneola.

NOW, THEREFORE, be it ordained by the City Council of the City of Minneola, Florida, as follows:

Section 1. The property legally described in Exhibit "A," consisting of approximately 4.88 acres, is hereby assigned a Future Land Use designation of Agriculture under the City of Minneola Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

Section 2. The City Clerk is hereby directed to transmit a copy of this Ordinance to the appropriate governmental agencies pursuant to Chapter 163, Florida Statutes.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 4. **Effective Date**. This Ordinance shall become effective 31 days after adoption.

PASSED AND ORDAINED in regular session of the City Council of the City of Minneola, Lake County, Florida, this _____ day of _____, 2026.

THE CITY OF MINNEOLA, FLORIDA

BY: _____
Pam Serviss, Mayor

ATTEST: _____
Kristine Thompson, Clerk

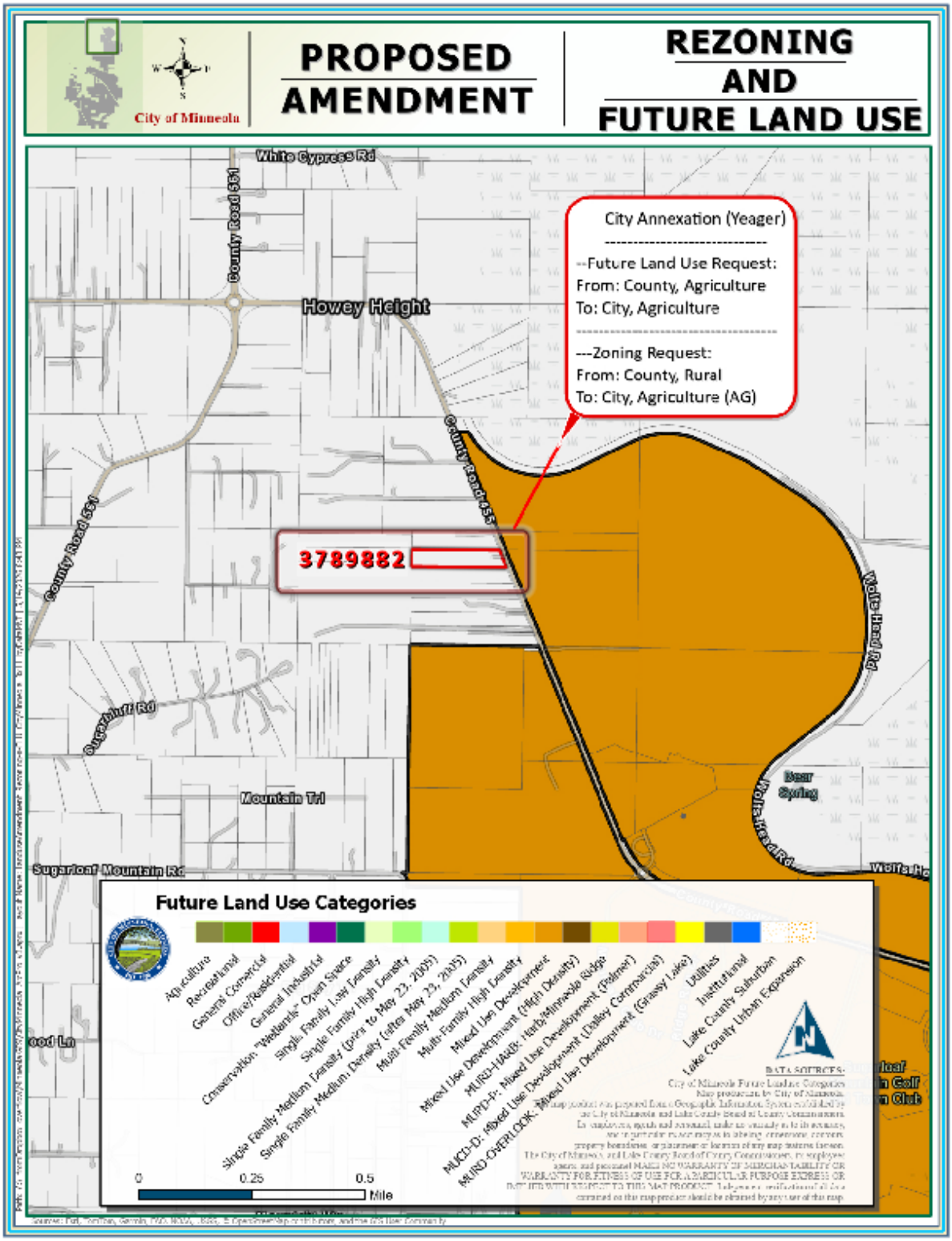
Approved as to form:

_____
Scott A. Gerken, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 2, HIGHLAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41 PAGE 88 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

Exhibit "B"


PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
City of Minneola
White Cypress Rd
County Road 561
Howey Height
City Annexation (Yeager)
--Future Land Use Request:
From: County, Agriculture
To: City, Agriculture
---Zoning Request:
From: County, Rural
To: City, Agriculture (AG)
3789882
County Road 455
County Road 561
Wolfe Head Rd
Bear Spring
Wolfe Head Rd
Sugarloaf Mountain Rd
Mountain Trl
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation "Wetlands" Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 23, 2005)
Single Family Medium Density (after May 23, 2005)
Multi-Family Medium Density
Multi-Family High Density
Mixed Use Development (High Density)
MURD-HAMS: Hardy/Minneola Ridge
MUPD-P: Mixed Use Development (Palmer)
MUCD-D: Mixed Use Development (Dalley Commercial)
MURD-OVERLOOK: Mixed Use Development (Grassy Lake)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile

Boundary Survey
Legal Description:
LOT 2, HIGH LAND RESERVE SUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 88 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
CERTIFIED TO:
VERNON SCOTT COREY AND NICOLE M. SOMEY; HERITAGE SOUTH TITLE COMPANY, A DIVISION OF LANDCASTLE TITLE GROUP; CHICAGO TITLE INSURANCE COMPANY
Unplatted (Per Plat)
Area
2119250.0 Square Feet
48.64 Acres
Scale: 1" = 60'
0' 30' 60' 120'
Graphic Scale
N
S
W
E

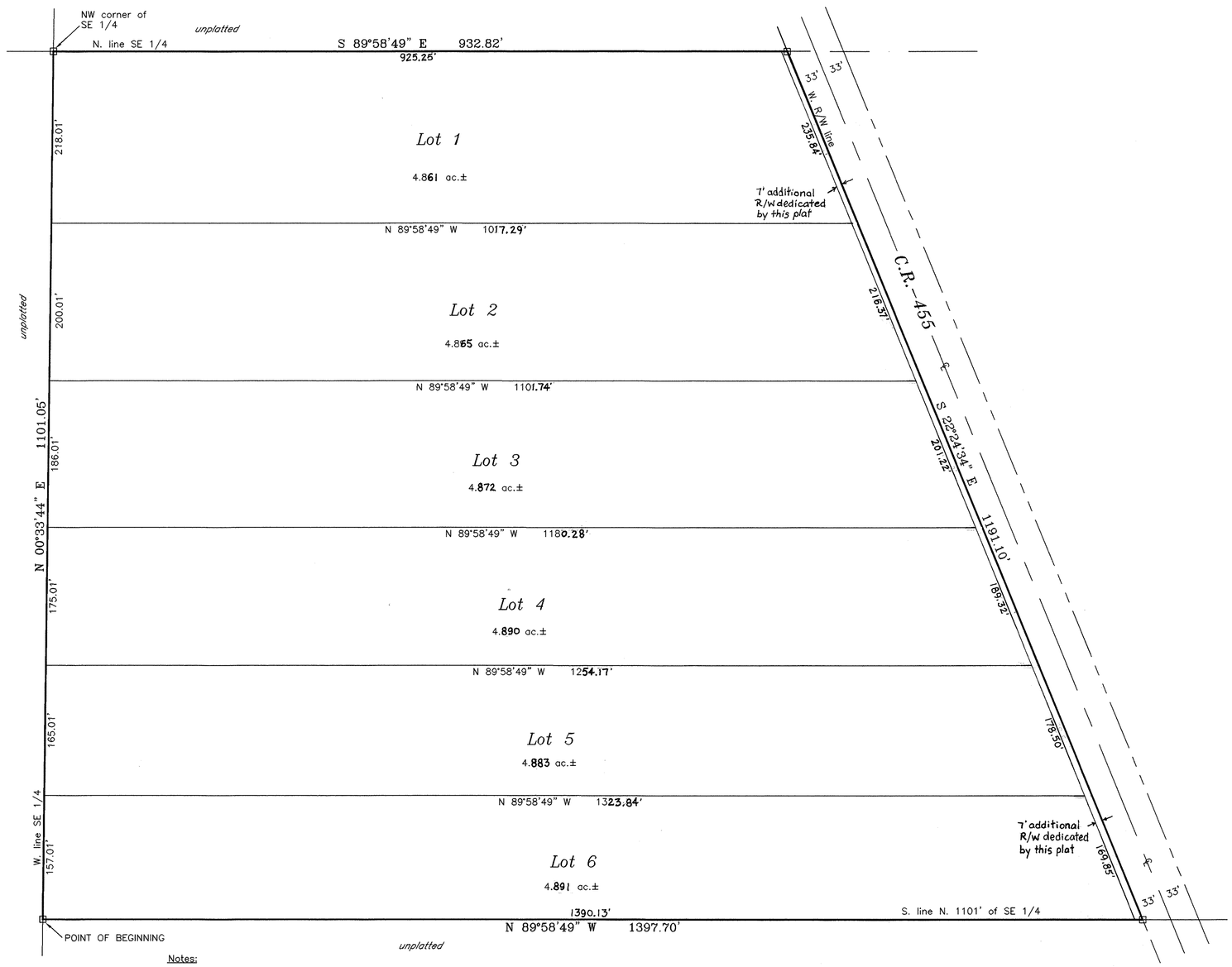
99036241

Highland Reserve

A portion of Section 17, Township 21 South, Range 26 East, Lake County, Florida

Description:
Commence at the South 1/4 corner of Section 17, Township 21 South, Range 26 East, Public Records of Lake County, Florida, thence run N 00°33'44" E along the West line of the Southeast 1/4 of said Section 17 for a distance of 1565.64 feet to the South line of the North 1101.00 feet of the Southeast 1/4 of said Section 17 and the POINT OF BEGINNING; thence continue N 00°33'44" E along said West line of the Southeast 1/4 for a distance of 1101.05 feet to the Northwest corner of said Southeast 1/4; thence run S 89°58'49" E along the North line of said Southeast 1/4 for a distance of 932.82 feet to the West right of way line of C.R.-455; thence run S 22°24'34" E along said West right of way line for a distance of 1191.10 feet to the aforesaid South line of the North 1101.00 feet of the Southeast 1/4 of Section 17; thence run N 89°58'49" W along said South line for a distance of 1397.70 feet to the Point of Beginning.

North - Scale 1" = 100'
0 25 50 100 150 200



Notes:

- Bearings based on the West line of the Southeast 1/4 of Section 17-21-26 as being N 00°33'44" E, an assumed meridian.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- It is the responsibility of the property owners to operate and maintain any stormwater management system not located within the right of way of the roads unless such responsibility is voluntarily assumed by Lake County.
- Iron rod & cap marked "FLA GEO LB 6642" set at all lot corners at time of platting.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- A 50' buffer will be maintained around gopher turtle habitat.
- All utility easements also service cable TV.
- GOPHER TORTOISES WILL BE AVOIDED AS REQUIRED BY STATE AND FEDERAL LAW.

Legend:

℄ Denotes centerline of right of way

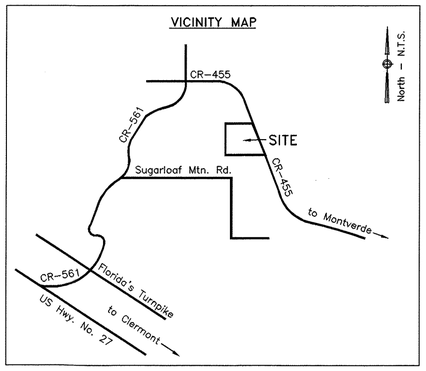
R/W Denotes right of way line

□ Denotes set concrete monument & disk marked "PSM 5322 PRM", PERMANENT REFERENCE MONUMENT

N 00°33'44" E 1565.64'
W. line SE 1/4
Point of Commencement S 1/4 corner Sec. 17-21-26 found 6"x6" concrete monument, no #

prepared by:
Florida Geodetic Surveying, Inc.
720 West Montrose Street
P.O. Box 121442
Clermont, FL 34712-1442
(352) 394-3000

VICINITY MAP



STATEMENT OF REVIEWER

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat."

Donald H. Roof DATED: 3/30/99

DONALD H. ROOF, P.S.M.
LAKE COUNTY PUBLIC WORKS DEPT.
FLA. REG # 5064

PLAT BOOK: 41
PAGE: 88

Page 1 of 1

DEDICATION

Highland Reserve

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates all easements and additional right of way for C.R.-455 to the perpetual use of the public, and
IN WITNESS WHEREOF, the undersigned does
hereonto set his hand and seal on Dec. 22, 1998.

Highland Real Estate and Investments, Inc.
Dale J. Ladd, PRES.
Dale J. Ladd, President

Attested:
Erin Ferguson
Erin Ferguson
Sharon M. Slack

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, on officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, Dale J. Ladd, President,
known to me personally to be
the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

Jeffrey P. Rhoden Date: 12/21/98
Jeffrey P. Rhoden, Registration # 5322

Florida Geodetic Surveying, Inc.
720 Montrose St.
Clermont, Florida 34711
Registration # LB 6642

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on April 20, 1999 the foregoing plat or plan was approved by the Board of County Commissioners of Lake County, Florida.

Chairman of the Board

Attest:
Clerk of the Board

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that they are the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in the and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Records Book 1603, Page 0506 of the Public Records of Lake County, Florida, shall be subordinate to the above dedication.
Signed and delivered in the presence of:

First Federal Savings Bank of Lake County

Brian R. Hofer, Vice President ATTEST: Erin Ferguson

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on December 22, 1998 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Brian R. Hofer,
to me known personally or by drivers license ID to be the individuals described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such individuals thereunto authorized; that said Dedication is the act and deed of said individuals.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OFFICIAL NOTARY SEAL
DONNA L FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20,2002

Donna L. Franklin
NOTARY PUBLIC Donna L. Franklin
My Commission Expires: 4-20-02

CERTIFICATE OF APPROVAL

Planning & Zoning Coordinator Date 4/22/99

County Engineer Date APRIL 21, 1999

County Attorney Date 4/28/99

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Charter 177, Florida Statutes, and was filed for the record on April 30 1999 at 8:45 AM
File No. 99036241

Clerk of the Circuit Court
Lake County, Florida

APR 30 8:45 AM 1999
RECORDED IN OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA
JAMES C. WATKINS
CLERK OF CIRCUIT COURT

City of Minneola

"Central Florida's High Point"

May 6, 2026

Lake County Board of County Commissioners
315 W. Main St.
Tavares, FL 32778

Dear Commissioners:

The City of Minneola (the "City") has received a request to annex approximately 5± acres of property generally located north of Bear Spring Road and west of County Road 455. The property is owned by Judith A. and David W. Yeager. The affected Alternate Key Number is 3789882.

The property is currently Shown in Exhibit B-1 of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the City. It is also located directly across the street from properties already within the City limits.

We respectfully request written confirmation of the County's approval of the proposed annexation.

Sincerely,

Joyce Heffington

Joyce Heffington, AICP
CRA Administrator

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-10

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

June 17, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Sworn to and subscribed before me this 17th day of June 2026 by Gina Sapp, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00012418 00210934

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING
ORDINANCE 2026-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; 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.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL., of the proposed comprehensive plan amendment. The request is for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes, to amend the Future Land Use Map designation for approximately 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455 from Lake County 'Rural' to City of Minneola 'Agriculture'.

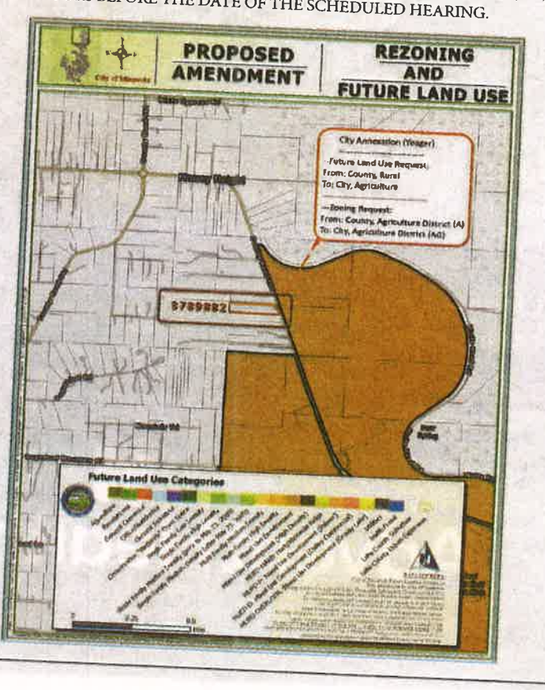
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code and the proposed Ordinance are available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.





Posted 6/17/26

Alt Key	Owner Name	Owner Address
1411203	BBB RANCH LLC	21055 COUNTY ROAD 455
1590078	BBB RANCH LLC	21055 COUNTY ROAD 455
3910635	BBB RANCH LLC	21055 COUNTY ROAD 455
3789881	PERKINS CHRISTOPHER J	21103 COUNTY ROAD 455
1031052	STOVER MARK A & KELLY A	PO BOX 560437
3789883	VENORD JEAN MICHEL & JEAN REMY TRUST	3208 E COLONIAL DR SUITE C #279
3789882	YEAGER JUDITH A & DAVID W	21097 COUNTY ROAD 455
1031028	EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
2804271	EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
1065062	EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
3789884	TORRES EUGENIO	21083 COUNTY ROAD 455

Owner City	Owner State	Owner Zip	Property Address
CLERMONT	FL	34715	21059 COUNTY ROAD 455
CLERMONT	FL	34715	COUNTY ROAD 455
CLERMONT	FL	34715	COUNTY ROAD 455
CLERMONT	FL	34715	21103 COUNTY ROAD 455
MONTVERDE	FL	34756-0437	21111 COUNTY ROAD 455
ORLANDO	FL	32803	COUNTY ROAD 455
CLERMONT	FL	34715	21097 COUNTY ROAD 455
IRVINE	CA	92612	WOLFS HEAD RD
IRVINE	CA	92612	WOLFS HEAD RD
IRVINE	CA	92612	BEAR SPRING RD
CLERMONT	FL	34715	21083 COUNTY ROAD 455

Owner Name	Owner Address
BBB RANCH LLC	21055 COUNTY ROAD 455
PERKINS CHRISTOPHER J	21103 COUNTY ROAD 455
STOVER MARK A & KELLY A	PO BOX 560437
VENORD JEAN MICHEL & JEAN REMY TRUST	3208 E COLONIAL DR SUITE C #279
YEAGER JUDITH A & DAVID W	21097 COUNTY ROAD 455
EPC HOLDINGS 808 LLC &	3161 MICHELSON DR STE 425
TORRES EUGENIO	21083 COUNTY ROAD 455

Owner City	Owner State	Owner Zip
CLERMONT	FL	34715
CLERMONT	FL	34715
MONTVERDE	FL	34756-0437
ORLANDO	FL	32803
CLERMONT	FL	34715
IRVINE	CA	92612
CLERMONT	FL	34715

City of Minneola

"Central Florida's High Point"

June 18, 2026

Dear Adjacent Property Owner:

Due to administrative errors by City staff, and through no fault of the applicant, the annexation, rezoning, and comprehensive plan amendment application for 21097 County Road 455 (Alternate Key No. 3789882) will now be considered by the Planning and Zoning Commission on Monday, July 6, 2026.

The application requests annexation of the property into the City of Minneola with an Agricultural (AG) zoning designation and a corresponding Agricultural Future Land Use designation. The property qualifies for annexation because it is contiguous to the City limits, by virtue of being located directly across a public roadway from properties already located within the City, as provided by 171.031 Florida Statutes.

Enclosed please find notices of the rescheduled public hearings.

If you have any questions, please contact the City of Minneola Planning Department.

Sincerely,

Joyce Heffington

Joyce Heffington, AICP
CRA Administrator

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

ORDINANCE 2026-09

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 CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, to consider a request for the annexation and rezoning of 4.88± acres of property generally located north of Bear Spring Road and west of County Road 455. The request is to change the zoning from Lake County "Agriculture District" (A) to "Agriculture District" (AG) within the City of Minneola.

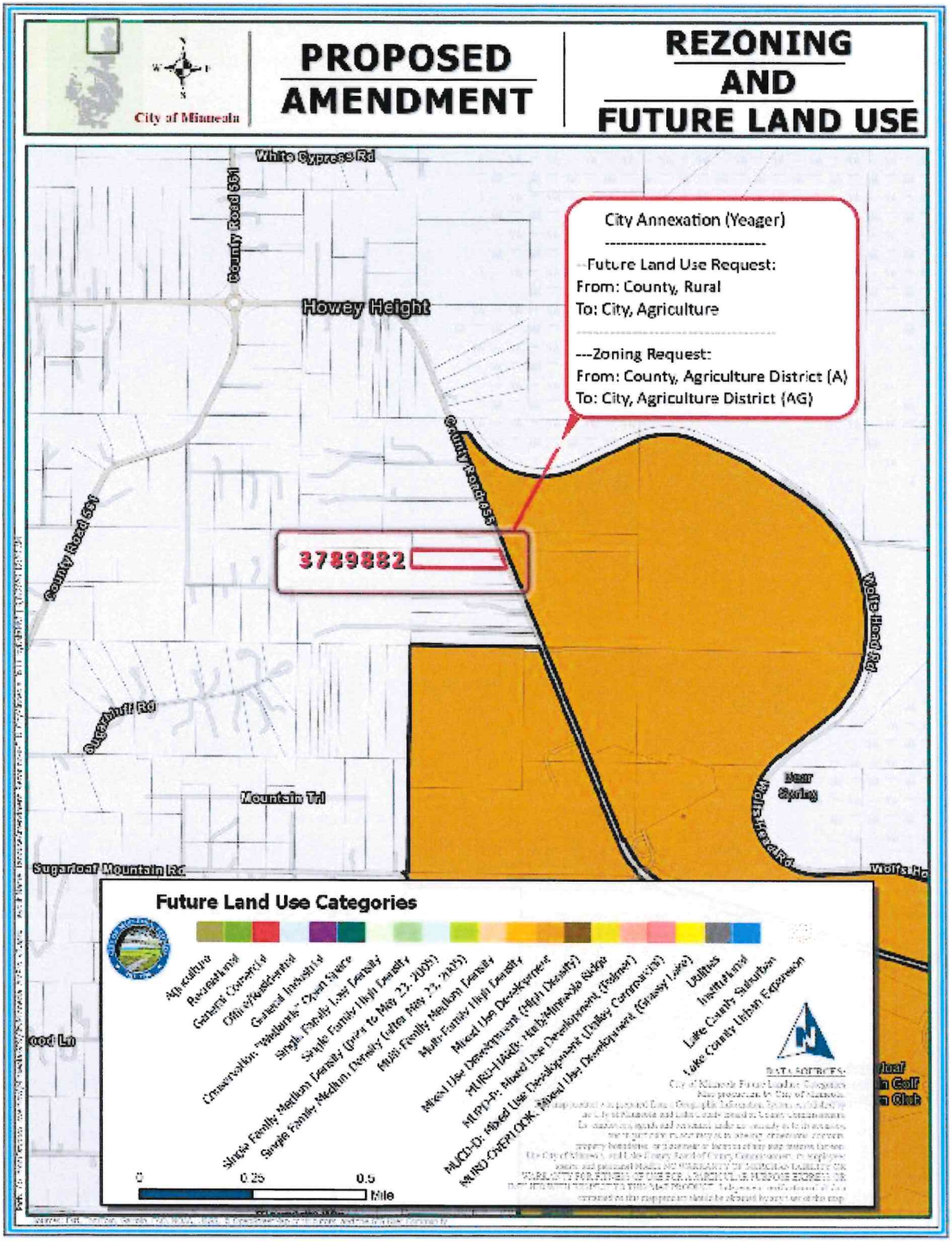
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code is available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.


PROPOSED AMENDMENT
REZONING AND FUTURE LAND USE
City of Mineola
White Cypress Rd
County Road 551
Howey Height
City Annexation (Yeager)
Future Land Use Request:
From: County, Rural
To: City, Agriculture
Zoning Request:
From: County, Agriculture District (A)
To: City, Agriculture District (AG)
3789882
Wolfe Head Rd
Sugarloaf Mountain Rd
Mountain Trl
Future Land Use Categories
Agriculture
Recreational
General Commercial
Office/Residential
General Industrial
Conservation/Wetlands - Open Space
Single Family Low Density
Single Family High Density
Single Family Medium Density (prior to May 22, 2035)
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MURD-Hwy: Hwy/Intersection Ridge
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Utilities
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CITY OF MINNEOLA
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NOTICE OF PUBLIC HEARING

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; 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.

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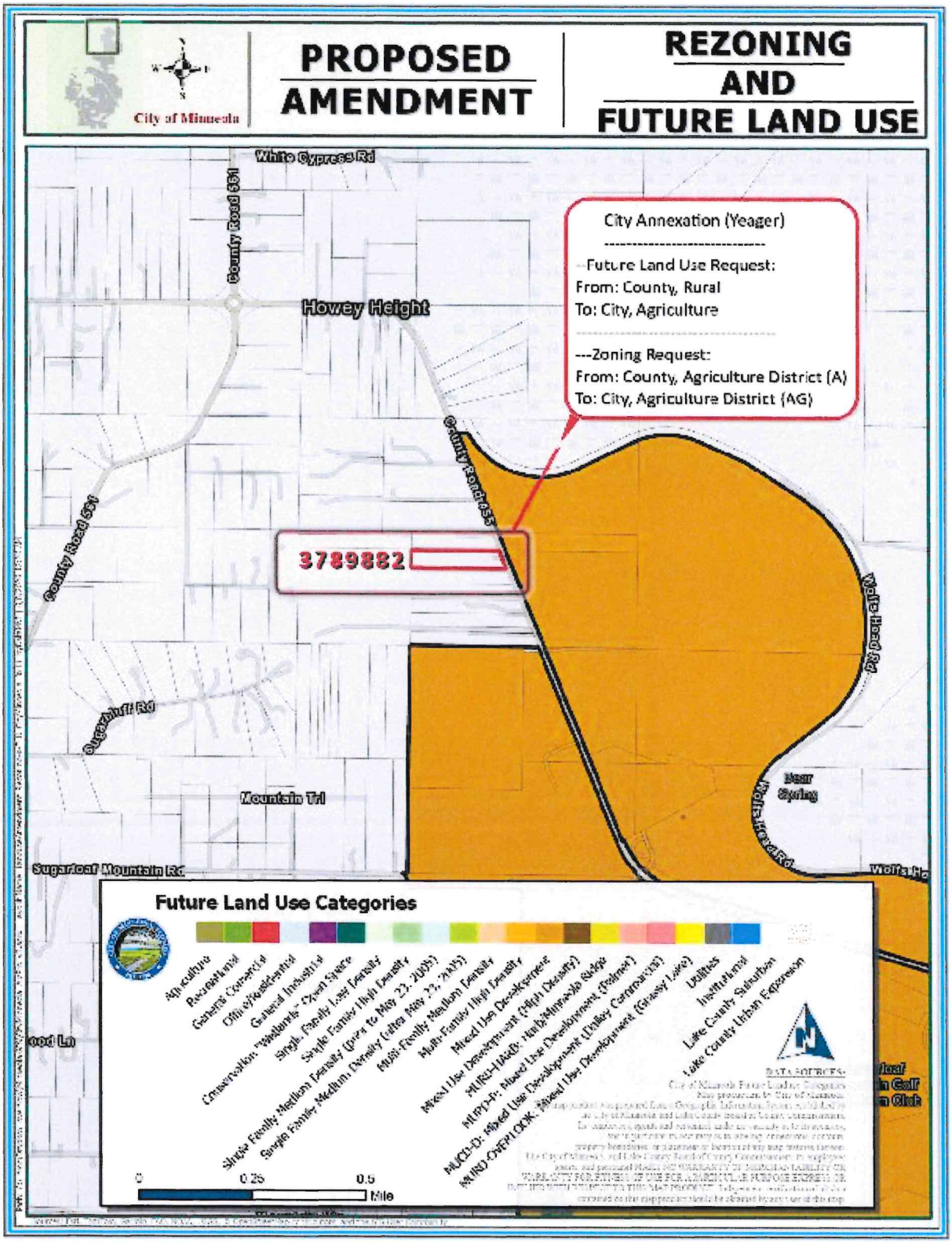
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Multi-Family High Density
Mixed Use Development
MUD-H: Multi-Use Development (High Density)
MUD-M: Mixed Use Development (Medium Density)
MUD-D: Mixed Use Development (Downtown)
MUD-OFF/COM: Mixed Use Development (Office/Commercial)
Utilities
Institutional
Lake County Suburban
Lake County Urban Expansion
0
0.25
0.5
Mile
DATA SOURCES:

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715 $ 000.74⁰
02 7H
0006112720 JUN 18 2026

VENORD JEAN MICHEL & JEAN REMY TRUST
3208 E COLONIAL DR SUITE C #279
ORLANDO, FL 32803

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715 $ 000.74⁰
02 7H
0006112720 JUN 18 2026

EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

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$ 000.74⁰

JUN 18 2026

TORRES EUGENIO
21083 COUNTY ROAD 455
CLERMONT, FL 34715

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

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02 7H
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$ 000.74⁰

JUN 18 2026

STOVER MARK A & KELLY A
PO BOX 560437
MONTVERDE, FL 34756-0437



City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715
02 7H
0006112720

$ 000.74⁰
JUN 18 2026

PERKINS CHRISTOPHER J
21103 COUNTY ROAD 455
CLERMONT, FL 34715



City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715
02 7H
0006112720

$ 000.74⁰
JUN 18 2026

BBB RANCH LLC
21055 COUNTY ROAD 455
CLERMONT, FL 34715

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715
02 7H
0006112720

$ 000.74⁰

JUN 18 2026

Yeager Judith & David W
21097 County Road 455
CLERMONT, FL 34715

City of Minneola
P.O. BOX 678
MINNEOLA, FLORIDA 34755

"Central Florida's High Point"

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34715
02 7H
0006112720

$ 000.74⁰

JUN 18 2026

EPC HOLDINGS 808 LLC &
3161 MICHELSON DR STE 425
IRVINE, CA 92612

Return to:
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
17-21-26-0800-000-00200

Our File No.: 83-26-0110

WARRANTY DEED

This Warranty Deed made this 27th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, a married couple, whose mailing address is 5533 Moon River Drive, Groveland, FL 34736, hereinafter called the grantor(s), to Judith A Yeager and David W Yeager, a married couple, whose post office address is 21097 County Road 455, Clermont, FL 34715, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of $10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lake County, State of Florida, viz:

Lot 2, Highland Reserve, according to the Plat thereof as recorded in Plat Book 41, Page 88, Public Records of Lake County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Casey Williams

Printed Signature

100 W. 5th Ave

Mt Dora FL 32757

Address of First Witness

Second Witness Signature

Lisa A. Guzman

Printed Signature

100 W 5th Avenue

Mt. Dora FL 32757

Address of Second Witness

Nicole M. Gokey

Vernon Scott Gokey

State of Florida

County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of March, 2026 by Nicole M. Gokey and Vernon Scott Gokey, who has produced Drivers Licenses as Identification or is personally known to me to be the persons therein.

Notary Public, State of Florida

My commission expires:
Seal

CASEY WILLIAMS
Notary Public - State of Florida
Commission # HH 764307
My Comm. Expires Feb 27, 2030
Bonded through National Notary Assn.

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-10

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Gina Sapp, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

June 24, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Gina Sapp

Sworn to and subscribed before me this 24th day of June 2026 by Gina Sapp, who is personally known to me.

Ashley Abear

Ashley N. Abear, Clerk, Notary Number: #HH744101
Notary expires: December 27, 2029

00012418 00210933

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING
ORDINANCE 2026-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; 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.

The City of Minneola Planning and Zoning Commission will hold a public hearing on Monday, July 6, 2026 at 6:30 p.m. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, of the proposed comprehensive plan amendment. The request is for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes, to amend the Future Land Use Map designation for approximately 4.88 ± acres of property generally located north of Bear Spring Road and west of County Road 455 from Lake County 'Rural' to City of Minneola 'Agriculture'.

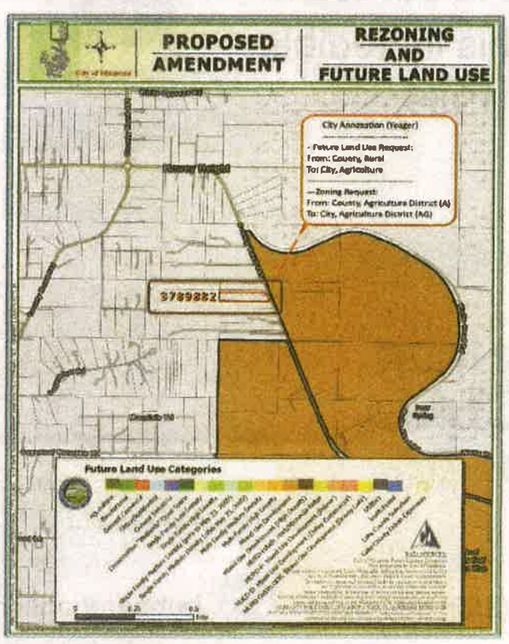
The City of Minneola City Council will hold a public hearing on Tuesday, July 7, 2026 at 6:30 p.m. and Tuesday, July 21, 2026 at 6:30 P.M. at the Minneola City Hall located at 800 North U.S. 27, Minneola, FL, on the matter.

The staff report on the case shall be sent to the City Council and will be available to the general public at least five (5) days prior to the hearing on the case. The complete legal description for the property described herein by metes and bounds and a copy of the ordinance may be obtained from the City Clerk. Interested parties may appear and be heard with regard to this proposed ordinance.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Minneola Land Development Code and the proposed Ordinance are available for inspection at the City Hall, located at 800 North U.S. 27, Minneola, FL, during normal working hours 8:30 a.m. to 5 p.m.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON, CITY CLERK AT (352) 394-3598 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.



9. flom

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 5.
Subject Title: Ordinance 2026-13 Founders Ridge CDD Amendment - *Second Reading*

Objective:
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.

Summary:
Tucker F. Mackie, Esq Kutak Rock LLP, applicant, for Founders Ridge Community Development District, owner, requests to amend the boundaries of the Founders Ridge Community Development District ("CDD") to remove approximately 25.30 acres from the District.

The Founders Ridge Community Development District submitted a petition requesting approval of a boundary contraction pursuant to Chapter 190, Florida Statutes.

The proposed amendment would remove approximately 25.30 acres from the CDD boundaries. Following the amendment, the District will contain approximately 308.60 acres.

The request does not change the property's land use, zoning, or development entitlements. The petition states that no District services or facilities are currently provided to the property proposed for removal.

Staff has reviewed the petition materials and finds the request consistent with the requirements of Chapter 190, Florida Statutes.

Exhibits:
1. Petition to Amend the Boundaries (Contraction) - Founders Ridge_Redacted
2. CDD Boundary Ordinance
3. Affidavit of Publication of BA Hearing Notice - FRCDD_Redacted

Options:
1. Approve the ordinance as presented.
2. Approve the ordinance.
3. Postpone the desicison,
4. Deny Approval.

Fiscal Impact:

The Applicant is responsible for all applicable advertising and processing costs.

P & Z Recommendation:
N/A

Staff Recommendation:

Staff recommends approval of Ordinance No. 2026-13,

PETITION TO AMEND THE BOUNDARIES OF FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Tucker F. Mackie
Florida Bar No. 41023
[redacted]
KUTAK ROCK LLP
[redacted]

BEFORE THE CITY COUNCIL
CITY OF MINNEOLA, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF
FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Founders Ridge Community Development District, a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and City of Minneola Ordinance No. 2007-06 ("Ordinance"), and located entirely within the City of Minneola, Florida ("District"), hereby petitions the City Council, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, and specifically Sections 190.046(1) and 190.005, *Florida Statutes*, to adopt an amendment to the Ordinance to remove approximately 25.30 acres from the District. In support of this petition, the District states the following:

1. Location and Size. The District is located entirely within the City of Minneola, Florida. **Exhibit 1** depicts the general location and boundaries of the existing District and the contraction parcel proposed for removal from the District's boundaries. The District currently covers 333.90 acres of land. The current metes and bounds legal description of the external boundaries of the District is set forth in **Exhibit 2**. The metes and bounds description for the contraction parcel, consisting of approximately 25.30 acres, is set forth in **Exhibit 3** ("Contraction Parcel"). The metes and bounds description of the external boundaries of the District absent the Contraction Parcel is set forth in **Exhibit 4** ("Amended District"). The Amended District meets the acreage requirements of section 190.046(1)(e)(2), *Florida Statutes*. After amendment, the District will encompass a total of 308.60 acres.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed Amended District which are to be excluded from the Amended District.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundaries of the District from the owners of one hundred percent (100%) of the Contraction Parcel. Documentation of this consent is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District, as evidenced by the District's Resolution 2026-02 and submission of this Petition, constitutes consent of all the landowners within the District pursuant to section 190.046(1)(g), *Florida Statutes*. Resolution 2026-02 is attached hereto as **Exhibit 6**.

4. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

5. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("**SERC**") prepared in accordance with the requirements of section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

6. Agent Authorization. **Exhibit 8** is an affidavit of the Chairman of the District's Board of Supervisors authorizing Tucker F. Mackie to act as the District's agent in all matters related to the Petition. Copies of all correspondence should be sent to:

Tucker F. Mackie
[redacted]

7. Grounds for Approval. This petition to amend the boundaries of the District should be granted for the following reasons:

a. All statements contained within this petition are true and correct.

b. Amendment of the District's boundaries and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted State comprehensive plan or the effective local comprehensive plan.

c. The area of land within the Amended District is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional, interrelated community.

d. The area of land within the Amended District will continue to be the best alternative available for delivering community development services and facilities to the area that will be served by the District.

e. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

f. The area to be served by the District as amended will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Minneola, Florida to:

a. schedule a public hearing in accordance with the requirements of section 190.046(1)(c), *Florida Statutes*;

b. grant this petition and amend the Ordinance to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*; and

c. grant any other relief as appropriate.

[remainder of page intentionally left blank]

RESPECTFULLY SUBMITTED, this 20th day of April 2026.

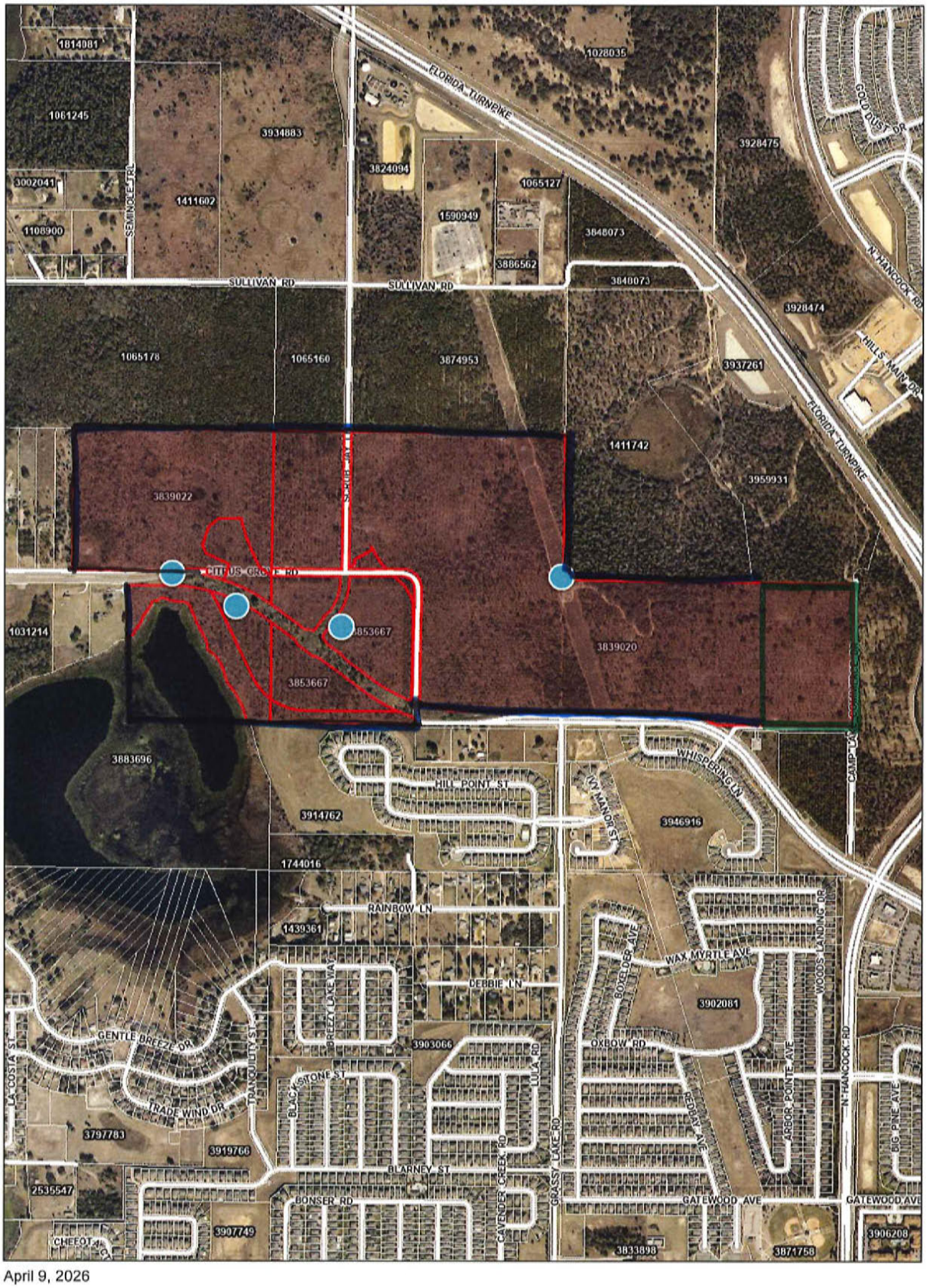
KUTAK ROCK LLP



Tucker F. Mackie
[redacted]
Florida Bar No. 41023
[redacted]
Attorney for Petitioner

Exhibit 1:

General Location Map



April 9, 2026

Override 1

Override 1

Tax Parcels

Tax Parcels Alternate Key

Local Streets 10K

Street Names

County Boundary

District boundary

Contraction parcel

1:10,000

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Lake BCC

Lake County Board of County Commissioners

Exhibit 2:

Sketch and Legal Description of Existing District

MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S00°40'29"W ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 1295.73 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 554, PAGE 528, PUBLIC RECORDS, LAKE COUNTY, FLORIDA; THENCE RUN N89°24'06"W ALONG SAID NORTH LINE A DISTANCE OF 2637.72 FEET TO THE WEST LINE OF AFORESAID SE 1/4; THENCE RUN S00°45'08"W ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO THE SOUTH LINE OF THE NORTH ½ OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN N89°29'12"W ALONG SAID SOUTH LINE A DISTANCE OF 2645.74 FEET TO THE WEST LINE OF SAID NORTH ½ OF THE SW 1/4; THENCE RUN N00°19'27"E ALONG SAID WEST LINE A DISTANCE OF 7.26 FEET TO THE SOUTH LINE OF THE NORTH 1320.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1316.44 FEET TO THE WEST LINE OF SAID NORTH 1320.00 FEET OF GOVERNMENT LOT 1; THENCE RUN N00°26'11"E ALONG SAID WEST LINE A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 495.00 FEET TO THE WEST LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN N00°43'40"E ALONG SAID WEST LINE A DISTANCE OF 1317.44 FEET TO THE NORTH LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN S89°28'05"E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 1812.98 FEET TO THE NW CORNER OF THE SOUTH ½ OF THE NW 1/4 OF AFORESAID SECTION 5; THENCE RUN S89°14'39'E ALONG THE NORTH LINE OF SAID SOUTH ½ OF THE NW 1/4 A DISTANCE OF 2652.09 FEET TO THE EAST LINE OF SAID SOUTH ½ OF THE NW 1/4; THENCE RUN S00°45'08"W ALONG SAID EAST LINE A DISTANCE OF 1312.89 FEET TO THE NORTH LINE OF THE NORTH ½ OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S89°22'25"E ALONG SAID NORTH LINE A DISTANCE OF 2635.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 333.90 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

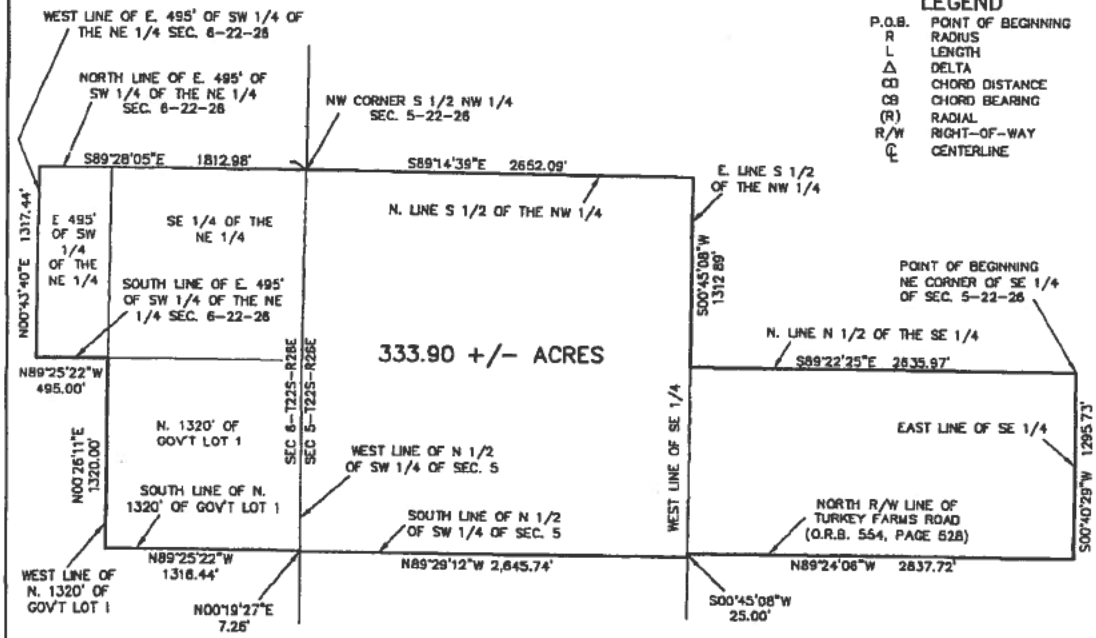
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S00°40'29"W ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 1295.73 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 554, PAGE 528, PUBLIC RECORDS, LAKE COUNTY, FLORIDA; THENCE RUN N89°24'06"W ALONG SAID NORTH LINE A DISTANCE OF 2637.72 FEET TO THE WEST LINE OF AFORESAID SE 1/4; THENCE RUN S00°45'08"W ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN N89°29'12"W ALONG SAID SOUTH LINE A DISTANCE OF 2645.74 FEET TO THE WEST LINE OF SAID NORTH 1/2 OF THE SW 1/4; THENCE RUN N00°19'27"E ALONG SAID WEST LINE A DISTANCE OF 7.26 FEET TO THE SOUTH LINE OF THE NORTH 1320.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1316.44 FEET TO THE WEST LINE OF SAID NORTH 1320.00 FEET OF GOVERNMENT LOT 1; THENCE RUN N00°26'11"E ALONG SAID WEST LINE A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 495.00 FEET TO THE WEST LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN N00°43'40"E ALONG SAID WEST LINE A DISTANCE OF 1317.44 FEET TO THE NORTH LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN S89°28'05"E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 1812.98 FEET TO THE NW CORNER OF THE SOUTH 1/2 OF THE NW 1/4 OF AFORESAID SECTION 5; THENCE RUN S89°14'39"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NW 1/4 A DISTANCE OF 2652.09 FEET TO THE EAST LINE OF SAID SOUTH 1/2 OF THE NW 1/4; THENCE RUN S00°45'08"W ALONG SAID EAST LINE A DISTANCE OF 1312.89 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S89°22'25"E ALONG SAID NORTH LINE A DISTANCE OF 2635.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 333.90 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.



LEGEND

P.O.B.	POINT OF BEGINNING
R	RADIUS
L	LENGTH
Δ	DELTA
CD	CHORD DISTANCE
CB	CHORD BEARING
(R)	RADIAL
R/W	RIGHT-OF-WAY
℄	CENTERLINE

1 inch = 1000 ft.

1000' 0 500' 1000'

GRAPHIC SCALE

CERTIFIED TO:
LEEDS HOLDINGS

NOTES:

1. Reproductions of this sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. The description was created at the client's request.
3. The lands shown hereon were not abstracted for rights of way, easements or ownership by the surveyor.
4. This sketch does not constitute a boundary survey.
5. Certification is limited to the parties named hereon.
6. Bearings shown hereon are Florida State Plane, East Zone and are referenced to the East line of the Southeast 1/4 of Section 5, as being S00°40'29"W.
7. This map is intended to be displayed at a scale of 1/1000' or smaller.

7-28-06
Dated

JAMES M. STRAUGHAN P.S.M. NO. 5309
STATE OF FLORIDA

SHEET 1 OF 1

CLIENT: LEEDS HOLDINGS
JOB NO.: 031107.0004
DRAWING NO: 031107_FOUNDERS RIDGE SOD.dwg
DRAWN BY: TRS DATE: JULY 25, 2006
CHECKED BY: JMS FIELD BOOK NO: N/A
REVISIONS DATE

SKETCH OF DESCRIPTION
FOR
PROPOSED FOUNDER'S RIDGE
LAKE COUNTY, FLORIDA

CRANER BARLEY AND ASSOCIATES, INC.
△ ENGINEERS
△ SURVEYORS
△ PLANNERS
LB#4709

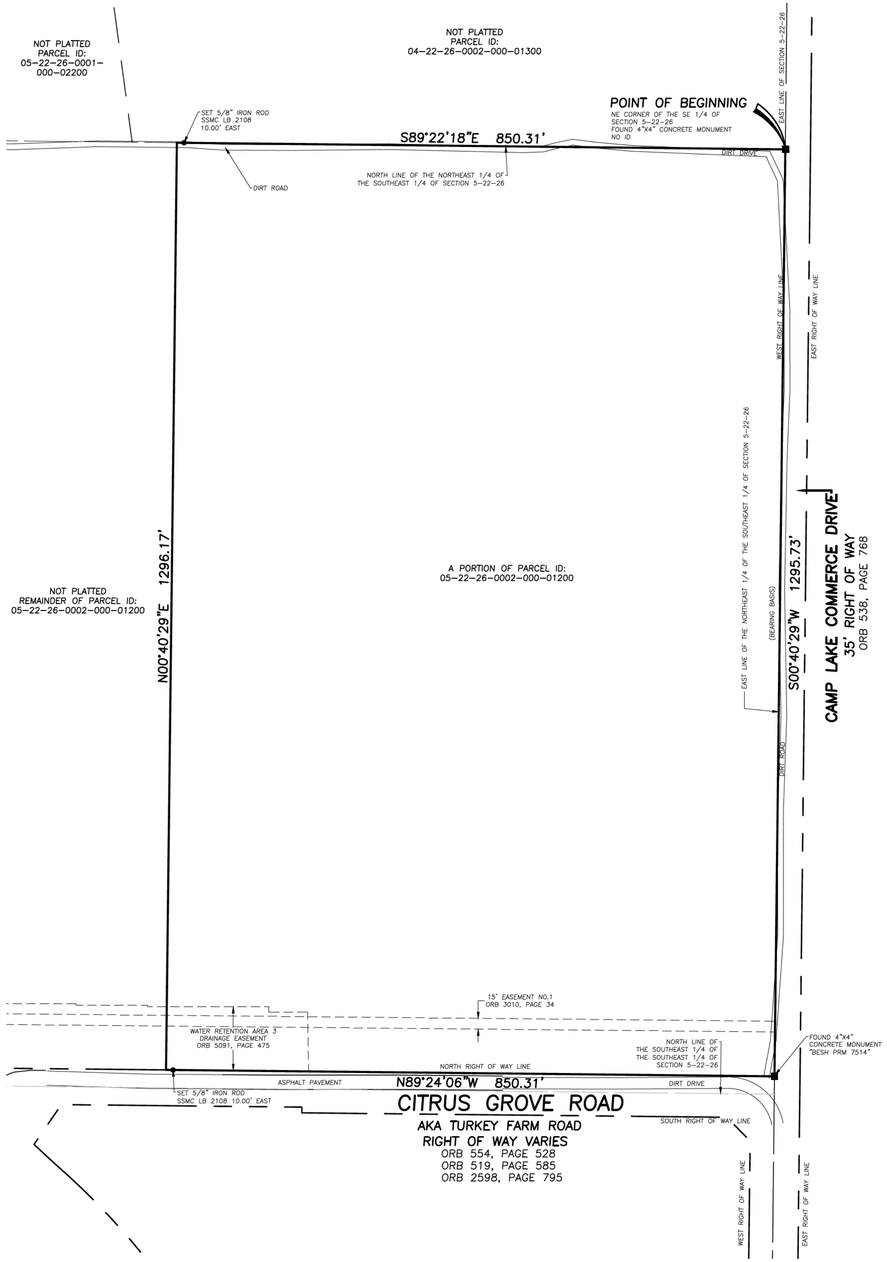
Exhibit 3:

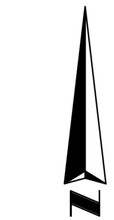
Sketch and Legal Description of Contraction Parcel

BOUNDARY SURVEY

CITRUS GROVE - BOUNDARY OF LOT SPLIT

SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA





1" = 100'
GRAPHIC SCALE
0 50' 100' 200'

SYMBOL LEGEND:

● = IRON ROD

■ = CONCRETE MONUMENT

ABBREVIATION LEGEND:

PRM	= PERMANENT REFERENCE MONUMENT
ORB	= OFFICIAL RECORDS BOOK
LB	= LICENSED BUSINESS
ID	= IDENTIFICATION
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

DESCRIPTION (BY THIS SURVEYOR)

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 00°40'29" WEST, A DISTANCE OF 1295.73 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE NORTH RIGHT OF WAY LINE OF CITRUS GROVE ROAD (RIGHT OF WAY VARIES) AS SHOWN ON OFFICIAL RECORDS BOOK 554, PAGE 528; OFFICIAL RECORDS BOOK 519, PAGE 585 AND OFFICIAL RECORDS BOOK 2598, PAGE 795 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°24'06" WEST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°40'29" EAST, A DISTANCE OF 1296.17 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°22'18" EAST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**.

0

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING SOUTH 00°40'29" WEST, BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
10. HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. PRIMARY CONTROL FOR THIS PROJECT WAS ESTABLISHED USING STATIC GPS METHODS AND WAS PROCESSED USING NATIONAL GEODETIC SURVEY (NGS) OPUS-RS SERVICE; DISTANCES SHOWN ARE GRID DISTANCES.
11. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN
12. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
13. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE LAKE COUNTY PROPERTY APPRAISERS WEB SITE. NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
14. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
15. FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
16. THE ABOVE DESCRIBED PARCEL CONTAINS 25.30 ACRES, MORE OR LESS.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

JAMES E. MAZURAK, PSM
Registered Land Surveyor
Number 6772

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
PHONE: (407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION DATE	REVISION	BY
04/15/2026	REVISE BOUNDARY	SK

SHEET NUMBER 1 OF 1
NOT VALID WITHOUT SHEETS 1 THROUGH 1

Boundary Survey

Project: Founders Ridge
Minneola, Florida 34715

Field Date: March , 2026 | Drawn By: SK | Scale: 1" = 100'

Certified to:
Founders Ridge Development II, LLC
Founders Ridge Development LLC
City of Minnola, Florida

DRAWING NUMBER
67288005
SHEET NUMBER
1 OF 1

P:\67288\DWG\3D\67288005.dwg

Exhibit 4:

Legal Description of Amended District

THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S00°40'29"W ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 1295.73 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 554, PAGE 528, PUBLIC RECORDS, LAKE COUNTY, FLORIDA; THENCE RUN N89°24'06"W ALONG SAID NORTH LINE A DISTANCE OF 2637.72 FEET TO THE WEST LINE OF AFORESAID SE 1/4; THENCE RUN S00°45'08"W ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO THE SOUTH LINE OF THE NORTH ½ OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN N89°29'12"W ALONG SAID SOUTH LINE A DISTANCE OF 2645.74 FEET TO THE WEST LINE OF SAID NORTH ½ OF THE SW 1/4; THENCE RUN N00°19'27"E ALONG SAID WEST LINE A DISTANCE OF 7.26 FEET TO THE SOUTH LINE OF THE NORTH 1320.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1316.44 FEET TO THE WEST LINE OF SAID NORTH 1320.00 FEET OF GOVERNMENT LOT 1; THENCE RUN N00°26'11"E ALONG SAID WEST LINE A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 495.00 FEET TO THE WEST LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN N00°43'40"E ALONG SAID WEST LINE A DISTANCE OF 1317.44 FEET TO THE NORTH LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN S89°28'05"E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 1812.98 FEET TO THE NW CORNER OF THE SOUTH ½ OF THE NW 1/4 OF AFORESAID SECTION 5; THENCE RUN S89°14'39'E ALONG THE NORTH LINE OF SAID SOUTH ½ OF THE NW 1/4 A DISTANCE OF 2652.09 FEET TO THE EAST LINE OF SAID SOUTH ½ OF THE NW 1/4; THENCE RUN S00°45'08"W ALONG SAID EAST LINE A DISTANCE OF 1312.89 FEET TO THE NORTH LINE OF THE NORTH ½ OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S89°22'25"E ALONG SAID NORTH LINE A DISTANCE OF 2635.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 333.90 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

LESS AND EXCEPT THE FOLLOWING:

DESCRIPTION (BY THIS SURVEYOR)

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 00°40'29" WEST, A DISTANCE OF 1295.73 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE NORTH RIGHT OF WAY LINE OF CITRUS GROVE ROAD (RIGHT OF WAY VARIES) AS SHOWN ON OFFICIAL RECORDS BOOK 554, PAGE 528; OFFICIAL RECORDS BOOK 519, PAGE 585 AND OFFICIAL RECORDS BOOK 2598, PAGE 795 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°24'06" WEST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°40'29" EAST, A DISTANCE OF 1296.17 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°22'18" EAST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**.

FOR A TOTAL OF 308.60 ACRES, MORE OR LESS, AFTER CONTRACTION.

Exhibit 5:

Consent & Joinder of Landowner

Consent and Joinder of Landowner
For the Amendment of the Boundaries of the
Founders Ridge Community Development District

The undersigned is the owner of certain lands of which are more fully described in **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Founders Ridge Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Founders Ridge Community Development District (the "District") to remove the Property from the District's boundaries in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of lands that are intended to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, *Florida Statutes*, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be removed from the Community Development District.

The undersigned hereby requests and consents to the removal of the Property and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for one year from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[*signatures on following page*]

Executed this 17 day of April 2026.

WITNESSES:

FOUNDERS RIDGE DEVELOPMENT, LLC,
a Delaware limited liability company

By: Avid Hunter Ltd., its Manager

By: Avid Hunter Management Inc., its General Partner

By: Stephanie Neises, President

S Neises

Denver, CO

Jeff Germain
[Print Name]

Brian Lantzy
[Print Name]

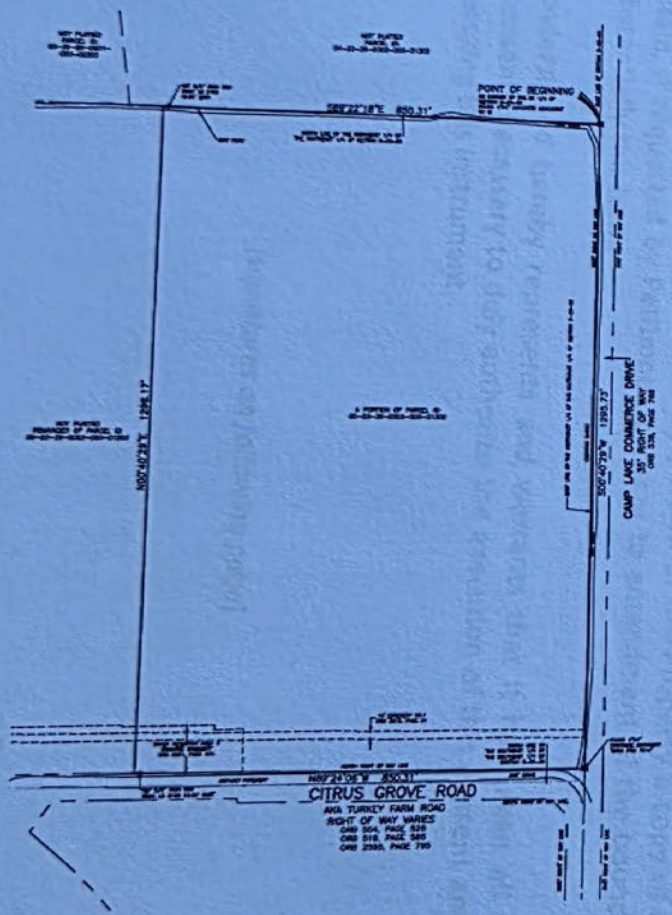
Exhibit A: Property Description

Exhibit A: Property Description

BOUNDARY SURVEY

CITRUS GROVE - BOUNDARY OF LOT SPLIT

SECTION 5, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

SSMC

Boundary Survey

Pondera Ridge
Umatilla, Florida 32784

Pondera Ridge Development II, LLC
Pondera Ridge Development LLC
City of Umatilla, Florida

87050035

Exhibit 6:

Approval Resolution 2026-02

Docusign Envelope ID: A9C9D261-9E06-443A-96CE-AC218A331F4A

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF MINNEOLA, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Founders Ridge Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), and City of Minneola Ordinance No. 2007-06 ("Ordinance"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 333.90 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to remove certain property generally depicted in **Exhibit A** attached hereto and incorporated herein by reference ("Contraction Area"); and

WHEREAS, prior to proceeding with the amendment, the District will obtain written consents to the contraction of the District by the landowners of the lands included in the Contraction Area; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the proposed boundary amendment is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

Docusign Envelope ID: A9C9D261-9E06-443A-96CE-AC218A331F4A

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the owner of the lands within the Contraction Area has agreed to enter into a funding agreement with the District to provide funding for the fees, costs, and expenses associated with the boundary amendment process; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Minneola, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Minneola to seek the amendment of the District's boundaries to remove the lands within the Contraction Area, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman and Kutak Rock LLP, District Counsel, to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Minneola to amend the boundaries of the District, including but not limited to: (a) preparing, executing, and filing the petition and all supporting documents; (b) appearing before and communicating with the City of Minneola, its staff, and any other governmental authorities; (c) negotiating and executing any agreements or stipulations necessary to effectuate the boundary amendment; (d) engaging and coordinating with consultants, engineers, and other professionals as needed; and (e) taking any and all other actions reasonably necessary to accomplish the purposes of this Resolution.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 31st day of March 2026.

ATTEST:

DocuSigned by:
George Flint
B61B5DF431644AD...
Secretary/Assistant Secretary

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

Signed by:
B1BE16A7E6D3486...
Chair/Vice Chair, Board of Supervisors

EXHIBIT A

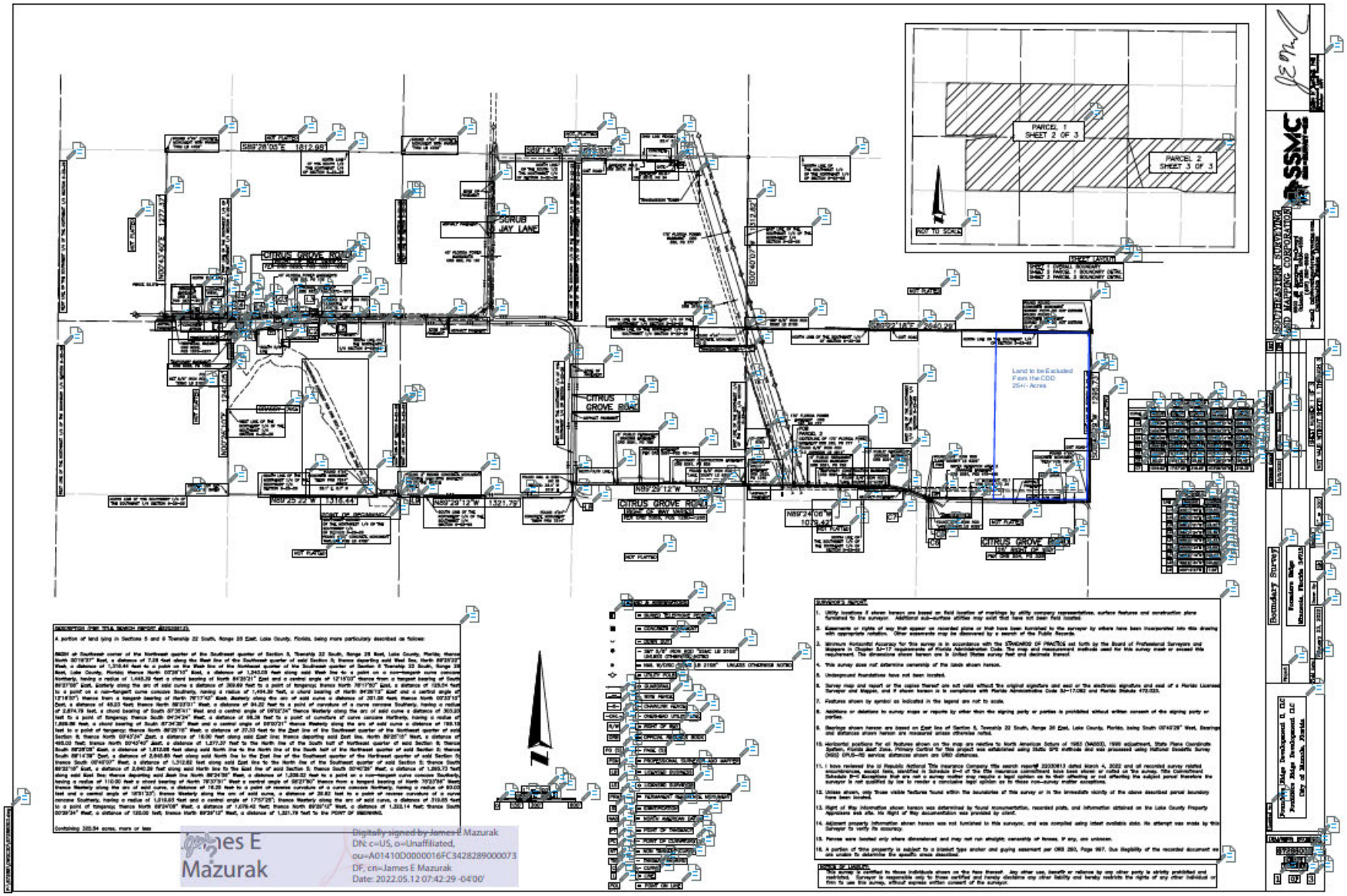

PARCEL 1
SHEET 2 OF 3
PARCEL 2
SHEET 3 OF 3
CITRUS GROVE ROAD
SCRUB JAY LANE
Land to be Excluded From the CDD
25+/- Acres
Boundary Survey
Fountain Ridge
Kissimmee, Florida 34743
Fountain Ridge Development II, CDD
Fountain Ridge Development, CDD
City of Kissimmee, Florida
Digitally signed by James E Mazurak
DN: c=US, o=Unaffiliated, ou=A01410D0000016FC3428289000073, DF, cn=James E Mazurak
Date: 2022.05.12 07:42:29 -04'00'

Exhibit 7:

Statement of Estimated Regulatory Costs (SERC)

STATEMENT OF ESTIMATED REGULATORY COSTS
Founders Ridge Community Development District
Boundary Amendment

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Founders Ridge Community Development District (the "District"). The District is an independent special unit of government established pursuant to Chapter 190, *Florida Statutes* and the City Commission of the City of Minneola, Florida, established by Ordinance No. 2007-06 (the "Ordinance"). The District is currently comprised of approximately 333.90 acres, more or less. The proposed boundary amendment would remove approximately 25.30 acres, more or less (the "Boundary Amendment Parcel") from the District.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), *Florida Statutes* (governing district formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the Founders Ridge Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the lands within the Founders Ridge Community Development District. The District, as amended will encompass approximately 308.60 acres, more or less.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), *Florida Statutes*, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly; is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of $1

million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency[1], and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, *Florida Statutes*, and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*. (The City is not defined as a small county for purposes of this requirement).

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of $1 million.

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a), *Florida Statutes*. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

Upon approval of the boundary amendment, the District will consist of 308.60 acres. The

[1] For the purposes of this SERC, the term "agency" means the City of Minneola and the term "rule" means the ordinance(s) which the City of Minneola enacted or will enact in connection with the formation or amendment of the District.

Founders Ridge Community Development District is a development that was originally planned for up to 963 residential units. The entitlements for the development have been amended and currently allow for up to 1,915 residential units, 769,303 sq. ft. of commercial and other educational and civic uses. Formation of the District placed all of these uses under the jurisdiction of the District. The amendment of the boundaries to remove the Boundary Amendment Parcel will result in the reduction of 311,303 square feet of commercial.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed amendment of the District. The boundary amendment, as proposed, will be processed by the City per Section 190.046(1)(c), *Florida Statutes*. The modest costs to various State entities to implement and enforce the Ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to Section 189.018, *Florida Statutes*, the proposed district must pay an annual fee to the State of Department of Economic Opportunity, which offsets such costs. Please note that since the District already exists and the petition is to amend the boundaries of the District, it is unlikely that there will be any additional costs to the State.

City of Minneola

The District currently exists and the petition is to contract the boundaries of the District. The Boundary Amendment Parcel are located within the City of Minneola (the "City"). After amendment, the District will consist of approximately 308.60 acres. The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources. However, the petition filing fee is anticipated to cover the City costs for review of the petition to amend the boundaries.

These costs to the City are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are

far more complex than is the petition to amend the boundaries of a community development district.

The annual costs to the City attributable to the contraction of the District are minimal, if any. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is already required to provide to the City. It should be noted that since the District already exists, the contraction of the Boundary Amendment Parcel from the boundaries of the District should not impact the City's annual costs.

4.2 Impact on State and Local Revenues

Approval of the proposed ordinance will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. The District has its own sources of revenue to provide and maintain such facilities and services. No state or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility. This is not impacted by the proposed boundary amendment.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

There are no transactional costs likely to be incurred by individuals or entities required to comply with the boundary amendment.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, *Florida Statutes*, and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*.

There will be no adverse impacts on small businesses because of the amendment of the District boundaries.

The City has an estimated incarcerated population of more than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a "small city" according to Section 120.52(18), *Florida Statutes*.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from District's Engineer and other professionals associated with the District.

8.0 In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

As of the date of preparation, there have been no good faith written proposals or revised statements submitted to the agency as described in section 120.541(1)(a), *Florida Statutes*.

Prepared by:
Governmental Management Services - Central Florida, LLC
April 9, 2026

Exhibit 8:

Authorization of Agent

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Tucker F. Mackie of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent with regard to any and all matters pertaining to the Petition to Amend the Boundaries of Founders Ridge Community Development District submitted to the City Council of the City of Minneola, Florida, pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

Samantha Ham

Name: Samantha Ham

Donna Derison

Name: Donna Derison

FOUNDERS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By: George S. Flint

Its: Secretary / District Manager

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of April 2026, by George Flint, as Secretary / District Manager of the Board of Supervisors of the Founders Ridge Community Development District, who is ☒ personally known to me or ☐ produced _____ as identification.

BRITTANY BROOKES
Notary Public - State of Florida
Commission # HH 589251
My Comm. Expires Oct 18, 2028
Bonded through National Notary Assn.

B. Brookes

(Official Notary Signature & Seal)

Print Name: Brittany Brookes

Notary Public, State of Florida

ORDINANCE NO. 2026-13

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.

WHEREAS, on February 20, 2007, the Minneola City Council pursuant to Section 190.005(2)(a), *Florida Statutes*, adopted Ordinance 2007-06, that established the Founders Ridge Community Development District ("Petitioner"), having obtained written consent to the establishment of the Founders Ridge Community Development District ("District"); and

WHEREAS, the City has received a "Petition to Amend the Boundaries of Founders Ridge Community Development District" dated April 20, 2026 ("Petition"), which Petition is in compliance with the provisions of Section 190.046, *Florida Statutes*; and

WHEREAS, upon consideration of the record established at the hearing, the Council determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional

community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, pursuant to the information stated above, the City Council has decided to grant the District' s Petition to Amend the Boundaries of the Founders Ridge Community Development District; and

WHEREAS, the contraction of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, the contraction of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, upon the effective date of Ordinance, the Founders Ridge Community Development District, as created by general law, will be duly and legally authorized to exist on the proposed property and to exercise all of its general and special powers as limited by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA:

SECTION 1. FINDINGS. The foregoing recitals and findings are true and correct and hereby incorporated in this Ordinance.

SECTION 2. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3. EXTERNAL BOUNDARIES OF DISTRICT. Section 3, External Boundaries of the District, Ordinance 2007-06, is hereby amended as described and as set forth in Exhibit “A” of this Ordinance, which is attached hereto and incorporated herein. Further, the District boundaries shall encompass approximately 308.60 acres.

SECTION 4. LEGAL DESCRIPTION OF THE DISTRICT. Exhibit "A" of Ordinance 2007-06 is hereby replaced in its entirety with a new Exhibit "A," which is attached hereto and incorporated herein, and which accurately depicts the external boundaries of the District.

SECTION 5. ALL OTHER CONDITIONS TO REMAIN UNCHANGED. All other terms and conditions of Ordinance 2007-06 shall remain unchanged and enforceable in accordance with the terms expressed herein.

SECTION 6. SEVERABILITY. If any provision of this ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon execution.

PASSED AND ORDAINED by the City Council of the City of Minneola, Florida this ____ day of _____, 2026

CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading: _____

Passed Second Reading: _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

EXHIBIT A

THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S00°40'29"W ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 1295.73 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 554, PAGE 528, PUBLIC RECORDS, LAKE COUNTY, FLORIDA; THENCE RUN N89°24'06"W ALONG SAID NORTH LINE A DISTANCE OF 2637.72 FEET TO THE WEST LINE OF AFORESAID SE 1/4; THENCE RUN S00°45'08"W ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO THE SOUTH LINE OF THE NORTH ½ OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN N89°29'12"W ALONG SAID SOUTH LINE A DISTANCE OF 2645.74 FEET TO THE WEST LINE OF SAID NORTH ½ OF THE SW 1/4; THENCE RUN N00°19'27"E ALONG SAID WEST LINE A DISTANCE OF 7.26 FEET TO THE SOUTH LINE OF THE NORTH 1320.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1316.44 FEET TO THE WEST LINE OF SAID NORTH 1320.00 FEET OF GOVERNMENT LOT 1; THENCE RUN N00°26'11"E ALONG SAID WEST LINE A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 495.00 FEET TO THE WEST LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN N00°43'40"E ALONG SAID WEST LINE A DISTANCE OF 1317.44 FEET TO THE NORTH LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN S89°28'05"E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 1812.98 FEET TO THE NW CORNER OF THE SOUTH ½ OF THE NW 1/4 OF AFORESAID SECTION 5; THENCE RUN S89°14'39'E ALONG THE NORTH LINE OF SAID SOUTH ½ OF THE NW 1/4 A DISTANCE OF 2652.09 FEET TO THE EAST LINE OF SAID SOUTH ½ OF THE NW 1/4; THENCE RUN S00°45'08"W ALONG SAID EAST LINE A DISTANCE OF 1312.89 FEET TO THE NORTH LINE OF THE NORTH ½ OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S89°22'25"E ALONG SAID NORTH LINE A DISTANCE OF 2635.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 333.90 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

LESS AND EXCEPT THE FOLLOWING:

DESCRIPTION (BY THIS SURVEYOR)

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 00°40'29" WEST, A DISTANCE OF 1295.73 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE NORTH RIGHT OF WAY LINE OF CITRUS GROVE ROAD (RIGHT OF WAY VARIES) AS SHOWN ON OFFICIAL RECORDS BOOK 554, PAGE 528; OFFICIAL RECORDS BOOK 519, PAGE 585 AND OFFICIAL RECORDS BOOK 2598, PAGE 795 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°24'06" WEST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°40'29" EAST, A DISTANCE OF 1296.17 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°22'18" EAST, A DISTANCE OF 850.31 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**.

FOR A TOTAL OF 308.60 ACRES, MORE OR LESS, AFTER CONTRACTION.

USA TODAY CO.

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

David Wilbourn
Kutak Rock LLP
[redacted]

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

LEE Daily Commercial 06/30/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/30/2026

Linda Tutt
Legal Clerk

Kongmeng Yang
Notary, State of WI, County of Brown

9-3-29
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State of Wisconsin

NOTICE OF PUBLIC HEARING

City Council of the City of Minneola, Florida
Petition to Amend the Boundaries of Founders Ridge Community Development District

Date:	July 21, 2026
Time:	6:30 P.M.
Location:	Council Chambers Minneola City Hall 800 N. US Highway 27 Minneola, Florida 34715

In compliance with the provisions of Section 190.046, *Florida Statutes*, a public hearing will be held by the City Council of the City of Minneola on July 21, 2026, at 6:30 p.m. in the Council Chambers, City Hall, 800 N. US Highway 27, Minneola., Florida, to consider an ordinance to amend the boundaries of the Founders Ridge Community Development District (the "District"). The title of the proposed ordinance is as follows:

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.

The District has proposed to contract the boundaries of the District to remove approximately 25.30 acres of land, as depicted on the map herein. The District is generally located west of Florida's Turnpike, east of U.S. 27, south of Sullivan Road, and north of Grassy Lake Road, and is anticipated to comprise approximately 308.60 acres after contraction.

Copies of the petition and the proposed ordinance are open to public inspection between the hours 8:00 a.m. and 5:00 p.m. at City Hall, 800 N. US Highway 27, Minneola., Florida 34715.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the Council with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in these proceedings should contact Kristine Thompson, City Clerk at (352) 394-3598, Ext. 111 at least 48 hours before the date of the scheduled hearing.



Publish: June 30, 2026

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 6.
Subject Title: Ordinance 2026-17 - Data Centers Moritorium - *Second Reading*

Objective:
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.

Summary:
Data Centers are facilities for storing large amounts of data. They can require large amounts of electricity to power the servers and large cooling systems, and can require large amounts of water for the cooling systems. This can affect residents costs and availability of both resources. The state passed SB484 allowing local governments to "exercise power and responsibility over comprehensive planning and land development regulations relating toi large load customers." The City wishes to pass a moratorium on Data Centers for one year to allow staff to study whether it would benefit the City to allow data centers, and if so what restrictions should be put on them in order to protect the residents.

Exhibits:
1. Ordinance 2026-17 Data Center Moratorium
2. Data Center Moratorium_BIE
3. SB 484

Options:
1. Approve the Ordinance as written.
2. Approve the Ordinance with conditions.
3. Postpone the decision.
4. Deny approval of the ordinance.

Fiscal Impact:
Undetermined.

P & Z Recommendation:
N/A

Staff Recommendation:
Staff recommends approval.

ORDINANCE 2026-17

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.

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166 of the Florida Statutes, the City of Minneola possesses the power to enact ordinances in order to protect the health, safety and welfare of the City's citizens and residents; and

WHEREAS, the appropriate regulation, licensing, permitting, and siting of land uses are vital to the public's health, safety, morals, and welfare as deficient or inadequate regulations can lead to public harm; and

WHEREAS, Chapter 2026-65, Laws of Florida, created Section 163.326, Florida Statutes, relating to large load customer considerations; and

WHEREAS, Section 163.326, Florida Statutes, recognizes that certain land uses, including facilities with substantial electric or other utility demands, such as data centers and other large load customers, may present unique planning, infrastructure, and compatibility considerations; and

WHEREAS, Section 163.326, Florida Statutes, further provides that local governments maintain the authority to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers; and

WHEREAS, large-scale data centers and large load customer facilities may require significant and continuous electric demand, water supply, cooling infrastructure, wastewater capacity, stormwater infrastructure, backup generation, fuel storage, fire protection, emergency response planning, security infrastructure, and related public facilities and services; and

WHEREAS, the City's current Land Development Code does not contain specific standards addressing the siting, compatibility, infrastructure capacity, water demand,

environmental impacts, emergency service impacts, and public facility impacts of data centers, large-scale data centers, and large load customer facilities; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Minneola to determine whether it is possible to minimize and control the adverse effects of such uses by adopting appropriate land development regulations; and

WHEREAS, as seen in WCI Communities, Inc. v. City of Coral Springs, 885 So. 2d 912 (Fla. 4th DCA 2004), a court will not interfere with the legislative act of establishing a temporary moratorium where there is a rational relationship to the City's legitimate general welfare concern; and

WHEREAS, the City wishes to place the public and all parties on notice that it is considering such regulations and desires to preserve the status quo in the City while undertaking the regulation review and, potentially, adoption of revised regulations; and

WHEREAS, the City is hereby creating a temporary moratorium on the processing and consideration of applications for any land development permit, development order, local business tax receipt, utility capacity approval, or any other license, permit, or approval for the establishment, construction, expansion, or operation of data centers, data center facilities, large-scale data centers, or large load customer facilities within the City; and

WHEREAS, the City Council hereby finds that the temporary moratorium imposed by this Ordinance is being imposed for a reasonable duration intended to give the City the time reasonably necessary to investigate the impacts of these uses and, if necessary, promulgate land development regulations relating to such uses; and

WHEREAS, the City Council in good faith determines that this Ordinance is in the best interest of the City and its residents and promotes the health, safety, and welfare of its citizens.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing findings are incorporated herein by reference and made a part thereof.

Section 2. Definitions. For purposes of this Ordinance, the following terms shall have the following meanings:

(a) The terms "development order" and "development permit" have the same meaning as those terms are defined in Section 163.3164, Florida Statutes.

(b) "Data center" means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, and includes a free-standing facility or a facility within a larger structure that uses environmental control equipment to maintain

proper conditions for the operation of electronic equipment, consistent with Section 373.203, Florida Statutes.

(c) "Large-scale data center" means a single location, with a data center on site, that has an anticipated monthly peak electric load of fifty (50) megawatts or more, calculated as the highest average load over a fifteen-minute interval, consistent with Section 373.203, Florida Statutes.

(d) "Large load customer facility" means a facility, use, development, or operation occupied or used by a large load customer as defined in Section 366.043, Florida Statutes.

(e) "Data center facility" means a data center and any accessory, supporting, or related infrastructure, equipment, structure, or use, including cooling equipment, electrical equipment, backup generators, fuel storage, battery storage, security infrastructure, telecommunications infrastructure, and similar equipment or improvements used to support data center operations.

(f) "Covered facility" means a data center, data center facility, large-scale data center, or large load customer facility.

Section 3. Temporary Moratorium.

(a) The City hereby places a temporary moratorium (suspension) 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 a covered facility on any property located within the corporate limits of the City of Minneola.

(b) The moratorium shall be from the effective date of this Ordinance until the expiration of twelve (12) months from the effective date of this Ordinance, unless this Ordinance is terminated earlier or extended by an Ordinance or Resolution duly adopted by the City Council.

(c) This moratorium shall apply to all covered facilities, including but not limited to facilities used for data hosting, cloud storage, artificial intelligence computing, high-performance computing, cryptocurrency mining, or similar computationally intensive uses.

(d) During the time that this temporary moratorium is in effect, the City will not accept applications for local business tax receipts and/or land use, utility, or other City approvals for the operation, establishment, construction, expansion, or intensification of a covered facility, and no such new activities or uses shall be permitted within the City.

(e) The City will not act on pending applications which are subject to the moratorium until the moratorium has expired, except to the extent an applicant demonstrates a vested right under applicable law.

Section 4. City Review. During the moratorium, City staff, consultants, and the City Attorney are directed to review the City's Comprehensive Plan, Land Development Code, utility capacity requirements, and related regulations and to prepare any proposed amendments needed to address covered facilities, including appropriate standards for siting, compatibility, infrastructure capacity, water demand, wastewater capacity, environmental impacts, emergency service impacts, and public facility impacts.

Section 5. Conflicts. All Ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Ordinance shall be effective immediately upon passage.

Section 7. Codification. It is the intention of the City Council that the provisions of this Ordinance shall not be codified.

Section 8. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

PASSED AND ORDAINED this _____ day of _____, 2026, by the City Council of the City of Minneola, Florida.

_____
PAM SERVISS, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____

Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

Business Impact Estimate

This form should be included in 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: 2026-17

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.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

To establish a temporary 12-month moratorium on the submittal, processing, and issuance of City approvals for data centers, data center facilities, large-scale data centers, and large load customer facilities while the City reviews and considers appropriate regulations. The public purpose is to preserve the status quo while the City evaluates potential land use, utility, infrastructure, environmental, and public safety impacts in order to protect the public health, safety, and welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur: **The ordinance does not impose new compliance costs, but may temporarily delay applications for affected facilities during the moratorium period.**
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible: **$0.00.**
and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **$0.00 in new charges or fees. City costs are expected to be limited to staff, consultant, and legal review of potential regulations within existing budgeted resources.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Unknown. The City is not aware of any existing data center business within the City that would be impacted. The ordinance would apply to any private, for-profit business seeking City approvals for a covered facility during the moratorium period.**

4. Additional information the governing body deems useful (if any): **This Business Impact Estimate was prepared based on the proposed ordinance and review by City staff and legal counsel. The ordinance is temporary and generally applicable to all similarly situated applicants. It is intended to allow the City time to study potential impacts and consider appropriate regulations.**

An act relating to data centers; creating s. 163.326, F.S.; providing legislative findings; specifying that local governments maintain authority to exercise power and responsibility over comprehensive planning and land development regulations relating to large load customers; prohibiting a large load customer from being considered an electric substation; amending s. 288.075, F.S.; defining the term "data center"; providing an exception to a provision allowing an extension of certain confidentiality protections; creating s. 366.043, F.S.; providing legislative findings; defining terms; requiring public utilities to provide certain minimum tariff and service requirements for large load customers; requiring that such requirements ensure that large load customers bear their costs of service and that such costs are not shifted to the general body of ratepayers; requiring certain measures to minimize the risk of nonpayment of such costs; requiring that such minimum tariff and service requirements include certain provisions designed to prevent a public utility from providing electric service to a large load customer that is a foreign entity; prohibiting a customer from separating a certain electrical load into multiple smaller connections for a specified purpose; authorizing the Florida Public Service Commission to approve public utility tariffs that include certain utility industry-accepted ratemaking and other

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

financial tools; prohibiting any tariff, contractual provision, service requirement, or other public utility policy from preventing or hindering the curtailment or interruption of electric service to a large load customer for certain purposes; prohibiting a public utility from knowingly providing electric service to a large load customer that is a foreign entity; requiring each public utility to file a tariff in compliance with the provisions of the bill by a specified date; amending s. 373.203, F.S.; defining terms; creating s. 373.262, F.S.; providing legislative intent; prohibiting the governing board of a water management district or the Department of Environmental Protection from issuing a permit for the consumptive use of water to a large-scale data center under certain circumstances; requiring that such permit be issued to a large-scale data center applicant if the applicant establishes that the proposed use of water satisfies certain requirements; requiring the governing board or the department to require the use of reclaimed water for a large-scale data center applicant's allocation when certain requirements are met; specifying requirements for certain permit applications; prohibiting the approval of permit applications without a hearing; amending s. 373.239, F.S.; requiring that consumptive use permit modifications proposed by a large-scale data center be treated in a specified manner; requiring the Office of Program Policy Analysis and Government Accountability

to contract for a study relating to the construction and operation of large-scale data centers; providing requirements for the study; requiring the study to be submitted to the Governor, the President of the Senate, and the Speaker of the House by a specified date; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective upon becoming a law, section 163.326, Florida Statutes, is created to read:

163.326 Large load customer considerations.—

(1) The Legislature finds that certain land uses, including facilities with substantial electric or other utility demands, such as data centers and other large load customers as defined in s. 366.043(2), may present unique planning, infrastructure, and compatibility considerations. The Legislature intends that such considerations shall be addressed through local comprehensive planning and land development regulations adopted pursuant to this chapter, including provisions related to infrastructure capacity, land use compatibility, environmental impacts, and the efficient provision of public facilities and services.

(2) Local governments shall maintain the authority to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers. A large load customer may not be considered an electric substation for the purposes of s. 163.3208.

Section 2. Paragraphs (a), (b), and (c) of subsection (1) of section 288.075, Florida Statutes, are redesignated as paragraphs (b), (c), and (d), respectively, paragraph (a) of subsection (2) is amended, and a new paragraph (a) is added to subsection (1) of that section, to read:

288.075 Confidentiality of records.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Data center" has the same meaning as in s. 373.203.

(2) PLANS, INTENTIONS, AND INTERESTS.—

(a)1. If a private corporation, partnership, or person requests in writing before an economic incentive agreement is signed that an economic development agency maintain the confidentiality of information concerning plans, intentions, or interests of such private corporation, partnership, or person to locate, relocate, or expand any of its business activities in this state, the information is confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution for 12 months after the date an economic development agency receives a request for confidentiality or until the information is otherwise disclosed, whichever occurs first.

2. An economic development agency may extend the period of confidentiality specified in subparagraph 1. for up to an additional 12 months upon written request from the private corporation, partnership, or person who originally requested confidentiality under this section and upon a finding by the economic development agency that such private corporation, partnership, or person is still actively considering locating, relocating, or expanding its business activities in this state. Such a request for an extension in the period of confidentiality

must be received prior to the expiration of any confidentiality originally provided under subparagraph 1. This subparagraph does not apply to information described in subparagraph 1. relating to data centers.

If a final project order for a signed economic development agreement is issued, then the information will remain confidential and exempt for 180 days after the final project order is issued, until a date specified in the final project order, or until the information is otherwise disclosed, whichever occurs first. However, such period of confidentiality may not extend beyond the period of confidentiality established in subparagraph 1. or subparagraph 2.

Section 3. Section 366.043, Florida Statutes, is created to read:

366.043 Large load tariffs for public electric utilities.—

(1) The Legislature finds that the provision of safe and reliable electric services, provided at fair, just, and reasonable rates, is essential to the welfare of the ratepayers of this state. The Legislature further finds that when one class of electric service customer requires uniquely large electrical loads at a single location, it imposes a disproportionate risk on the other ratepayers of this state and makes it necessary for the commission to develop and enforce rate structures and other policies for such customers which ensure such risk is mitigated as much as possible and prevent shifting the costs of serving large load customers to the general body of ratepayers.

(2) As used in this section, the term:

(a) "Controlled by" means having the power to direct or

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

cause the direction of the management or policies of a company, whether through ownership of securities, by contract, or otherwise. A person or an entity that directly or indirectly has the right to vote 25 percent or more of the voting interests of the company or that is entitled to 25 percent or more of its profits is presumed to control the entity.

(b) "Foreign country of concern" has the same meaning as in s. 692.201.

(c) "Foreign entity" means an entity that is:

1. Owned or controlled by the government of a foreign country of concern; or

2. A partnership, an association, a corporation, an organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, or a subsidiary of such entity.

(d) "Large load customer" means a customer with an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval at a single location. The term does not include a load aggregated across multiple locations owned by the same customer. However, the term includes all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this paragraph.

(e) "Public utility" has the same meaning as in s. 366.02, except that the term does not include a gas utility.

(3) The following minimum tariff and service requirements for large load customers are required in public utility tariffs:

(a) The minimum tariff and service requirements must

reasonably ensure that each large load customer bears its own full cost of service and that such cost is not shifted to the general body of ratepayers. Such cost of service includes, but is not limited to, connection, incremental transmission, incremental generation, and other infrastructure costs; operations and maintenance expenses; and any other costs required to serve a large load customer. The risk of nonpayment of such costs may not be borne by the general body of ratepayers.

(b) The minimum tariff and service requirements must include provisions reasonably designed to prevent a public utility from providing electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(4) A customer may not separate an electrical load at a single location into multiple smaller connections to avoid being classified as a large load customer.

(5) To effectuate the requirements of subsection (3), the commission may approve public utility tariffs that include utility industry-accepted ratemaking and other financial tools, including, but not limited to, the following:

(a) Contributions in aid of construction or other required customer infrastructure investments that may be returned, in whole or in part, to such customers over time.

(b) Demand charges, including minimum demand charges.

(c) Incremental generation charges.

(d) Financial guarantees.

(e) Minimum load factors.

(f) Take-or-pay provisions or similar provisions requiring

payment for contracted capacity, regardless of a large load customer's actual electricity use or demand.

(g) Minimum period of service contract requirements, including early termination fees or other fees for violation of such contracts.

(6) Any tariff, contractual provision, service requirement, or other public utility policy relating to large load customers may not prevent or otherwise hinder the curtailment or interruption of electric service to a large load customer where such curtailment or interruption is intended to ensure grid stability, reduce the likelihood or breadth of wider service outages, or ensure public safety during an emergency or other exceptional circumstance.

(7) A public utility may not knowingly provide electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(8) No later than October 1, 2026, each public utility shall file, for commission approval, a tariff that complies with this section.

Section 4. Effective upon becoming a law, subsections (3) and (4) of section 373.203, Florida Statutes, are redesignated as subsections (5) and (6), respectively, and new subsections (3) and (4) are added to that section, to read:

373.203 Definitions.—

(3) "Data center" means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be:

(a) A free-standing structure; or

(b) A facility within a larger structure which uses

environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

(4) "Large-scale data center" means a single location, with a data center on site, that has an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. The term does not include a load aggregated across multiple locations owned by the same customer. However, the term includes all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this subsection.

Section 5. Section 373.262, Florida Statutes, is created to read:

373.262 Large-scale data center permitting.—

(1) It is the intent of the Legislature that the development and operation of large-scale data centers in this state be managed under a permitting framework that ensures this state's water resources are used in the public interest, in a manner that is not harmful to the water resources of this state, and consistent with local government zoning regulations and comprehensive plans.

(2) Consistent with other provisions of this part, the governing board of a water management district or the department may not issue a permit to a large-scale data center applicant for an allocation of water if the proposed use of the water is harmful to the water resources of the area or is prohibited by the applicable local government zoning regulations and comprehensive plan. A permit shall be issued to a large-scale data center applicant for an allocation of water if the

applicant establishes that the proposed use of water:

(a) Is a reasonable-beneficial use as defined in s. 373.019;

(b) Will not interfere with any presently existing legal use of water; and

(c) Is consistent with the public interest.

(3) The governing board or the department shall require the use of reclaimed water in lieu of all or a portion of a proposed use of surface water or groundwater by a large-scale data center applicant when:

(a) A suitable reclaimed water supply source is available and permitted;

(b) Reclaimed water distribution or supply lines are available at the property boundary in sufficient capacity and quality to serve the applicant’s needs;

(c) The applicant is capable of accessing the reclaimed water source through distribution or supply lines;

(d) Use of reclaimed water is environmentally, economically, and technically feasible; and

(e) Use of reclaimed water would not conflict with the requirements contained in the applicant’s surface water discharge permit, if applicable.

(4)(a) In addition to the requirements of s. 373.229, all permit applications made under this part requesting an allocation of at least an average daily flow of 100,000 gallons of water per day by a large-scale data center must contain:

1. All sources and amounts of water and losses of water used for cooling, industrial and treatment processes, personal or sanitary needs of employees, and landscape irrigation; and

2. A water conservation plan that, at a minimum, incorporates recycling cooling water before discharge or disposal, implementation of a leak detection and repair program, use of water efficient fixtures, and implementation of an employee awareness and education program concerning water conservation.

(b) Notwithstanding s. 373.229(4), the governing board or the department may not approve a permit application made under this part by a large-scale data center without a hearing.

Section 6. Subsection (2) of section 373.239, Florida Statutes, is amended to read:

373.239 Modification and renewal of permit terms.—

(2) If the proposed modification involves water use of 100,000 gallons or more per day or is proposed by a large-scale data center as defined in s. 373.203, the application shall be treated under the provisions of s. 373.229 in the same manner as the initial permit application. Otherwise, the governing board or the department may at its discretion approve the proposed modification without a hearing, provided the permittee establishes that:

(a) A change in conditions has resulted in the water allowed under the permit becoming inadequate for the permittee's need, or

(b) The proposed modification would result in a more efficient utilization of water than is possible under the existing permit.

Section 7. The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall contract for an independent, interdisciplinary study of policy considerations

related to the construction and operation of large-scale data centers, including, but not limited to, state, regional, or local economic development and tax revenue impacts; use of land, water, and other natural resources; energy use and related cost and rate impacts; and public health and safety related impacts. OPPAGA may contract with one or more nonpartisan academic or nonprofit research organizations with policy and scientific expertise in relevant fields of study. The study must identify any issues unique to the construction and operation of large-scale data centers in this state. The study must also include recommendations on facility siting and mitigation measures that should be considered to reduce any potential negative impacts. OPPAGA shall submit the study to the Governor, the President of the Senate, and the Speaker of the House of Representatives by July 1, 2027.

Section 8. Except as otherwise expressly provided in this act and except for this section, which shall take effect upon becoming a law, this act shall take effect July 1, 2026.

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 7.
Subject Title: Solid Waste Services Discussion - GFL Draft Contract Modifications

Objective:
Consider Modifications to the Current GFL Contract for Solid Waste Services.

Summary:
The City Council will be reviewing the revised franchise agreement for solid waste collection services with GFL Solid Waste Southeast LLC. The purpose of this discussion is to consider whether to proceed with renewing the contract with GFL or to explore the option of soliciting competitive bids from other providers. The current contract with GFL is set to expire on April 30, 2027, and the proposed agreement would establish a new seven-year term beginning May 1, 2027, with options for three-year extensions. The agreement covers exclusive residential and commercial solid waste, recycling, and yard waste collection throughout Minneola, and includes detailed service standards, collection schedules, customer service requirements, and rate structures. Residential rates are scheduled to increase incrementally over the contract term, and commercial rates are outlined in a matrix based on container size and frequency. The contract also includes performance standards, penalties for missed pickups, and provisions for a smooth transition should the City choose a new provider at the end of the term.

Exhibits:
None

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 8.
Subject Title: Minneola City Cemetery Rules and Regulations Discussion

Objective:
Consider Modifications to the Minneola Cemetery Rules & Regulations.

Summary:
As part of the City of Minneola's ongoing commitment to the respectful care, maintenance, and improvement of the Minneola City Cemetery, staff has performed the following improvements:

1. Grounds and Appearance Improvements
Lakefront Restoration: The lakefront area was cleared of dumped sand and overgrown vegetation, improving both the appearance and accessibility of the cemetery's waterfront.
2. Removal of Overgrowth
Overgrown bushes and trees were removed from grave sites, ensuring that individual plots are accessible and respectfully maintained.
3. Infrastructure Repairs and Upgrades
Front Gate: The front gate was removed, repaired, and reinstalled, enhancing both security and the welcoming appearance of the cemetery entrance.Driveway Maintenance: The driveway was resealed, which improves safety for visitors and prolongs the lifespan of the cemetery's internal roads.
4. Headstone and Plot Maintenance
Headstone Cleaning and Leveling: Trustees from Lake Corrections Institution were engaged to clean and level headstones, addressing safety concerns and improving the dignity of the cemetery environment.
5. Site Planning and Future Development
Surveying and Ground Penetrating Radar: Professional surveying and ground penetrating radar were performed to accurately map the cemetery and assist in developing a comprehensive site plan for future use.
6. Columbarium Planning
Quotes have been received for the installation of a future columbarium, which will provide additional options for interment and help meet the needs of the community.

As a part of this improvement project, we are asking for amendments to the current Minneola Cemetery Rules and Regulations. These changes are designed to clarify and

update the procedures for ownership and transfer of interment rights, ensuring that certificates are issued and transferred in accordance with residency requirements and that all transactions are properly recorded and approved by the City. The amendments reinforce the City's exclusive authority over cemetery maintenance, landscaping, and improvements, while allowing for outside contractors only with written permission and compliance with City standards. Procedures for interment and disinterment have been updated to require proper authorizations, advance notice, and payment of all applicable fees. The regulations also address general conduct within the cemetery, including access hours, permitted decorations, vehicle use, and the removal of unauthorized items to maintain the dignity and order of the grounds. Specifications for outer burial containers, memorials, and foundations have been revised to ensure compliance with City standards, and all installations must receive written approval and be fully paid in advance. The amendments also include a revised fee schedule for interment rights, services, and related charges, with all proceeds dedicated to the care, maintenance, and perpetual care trust fund for the cemetery.

Exhibits:

1. Exhibit A - Cemetery Rules and Regulations
2. Exhibit B - Boundary Topography Survey
3. Exhibit C - Ground Penetrating Radar (GPR)

Options:

1. Approve the request as presented.
2. Approve the request with modifications.
3. Deny the request.

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

RULES AND REGULATIONS
FOR THE OPERATION OF
MINNEOLA CITY CEMETERY

Alternate Key Number 3906987 (No Address)

Effective: September 15, 1975

Revised: November 17, 1986

Revised: November 16, 1998

Revised: ~~April 14, 2022~~July 10, 2026

THE FOLLOWING RULES AND REGULATIONS HAVE BEEN ADOPTED FOR THE MUTUAL PROTECTION OF OWNERS OF INTERMENT RIGHTS IN THE CITY OF MINNEOLA CEMETERY (THE CEMETERY). ALL OWNERS OF INTERMENT RIGHTS AND OTHER PERSONS WITHIN THE CEMETERY, AND ALL INTERMENT RIGHTS SOLD THEREIN, SHALL BE SUBJECT TO THESE RULES AND REGULATIONS AS THEY NOW EXIST AND AS THEY MAY REASONABLY BE AMENDED OR ALTERED HEREAFTER BY THE CEMETERY. ANY REFERENCE TO THESE RULES AND REGULATIONS IN ANY PURCHASE AGREEMENT ENTERED INTO BY THE CEMETERY, OR IN ANY CERTIFICATE OF INTERMENT RIGHTS ISSUED BY THE CEMETERY, SHALL HAVE THE SAME FORCE AND EFFECT AS IF THESE RULES AND REGULATIONS WERE SET FORTH IN FULL THEREIN.

THE CEMETERY EXPRESSLY RESERVES THE RIGHT, AT ANY TIME TO ADOPT NEW RULES AND REGULATIONS OR TO AMEND, MODIFY, OR REPEAL ANY SECTION, PARAGRAPH, OR SENTENCE OF THESE RULES AND REGULATIONS.

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PURPOSE

These Rules and Regulations are designed for the mutual protection of the Owners of Interment Rights within the Cemetery. Their enforcement will help protect the Cemetery. All Owners of Interment Rights, visitors, and persons performing work within the Cemetery shall be subject to These Rules and Regulations, and all amendments or modifications hereto, as shall be adopted by the City from time to time.

Section 1 - Definitions

Burial – The placement of human remains in a vault in the earth.

Care and Maintenance Trust Fund – The trust fund established by the City for the purpose of care and maintenance of the Cemetery grounds and improvements thereon.

Casket – A coffin or funerary box use for viewing or keeping human remains for burial or cremation.

Cemetery – The cemetery named on the cover page of these Rules and Regulations.

Certificate of Interment Rights – The document by which the City conveys to the Owner the exclusive right of sepulture in a particular grave, lawn crypt, crypt or niche.

Coffin – A casket or funerary box used for viewing or keeping human remains for burial or cremation.

Columbarium – A wall, room, or building with niches for funeral urns to be stored.

Contagious Disease – Being capable of being transmitted from one person to another by contact or close proximity.

Commented [KT1]: I added the CDC's definition of a contagious disease.

Contractor – Any person, firm, or corporation engaged in setting any vault, memorial, or performing any other work on the Cemetery grounds other than an employee of the City including, but not limited to, legally licensed funeral directors.

Crypt – A concrete chamber or vault wholly or partially underground or a space in a mausoleum of sufficient size used, or intended to be used, to entomb human remains.

Entombment – The placement of human remains in a crypt.

Grave – A space of ground in the Cemetery used, or intended to be used, for the interment of human remains.

Interment – The disposition of embalmed or cremated human remains by burial, entombment, niche, or inurnment.

Interment Right – The right to inter the remains of a deceased person in a specific interment space within the Cemetery subject to the limitations set forth herein.

Interment Services – The opening and closing of a particular interment space.

Interment Space – The grave, crypt, lawn crypt, or niche within the Cemetery to which a particular Interment Right relates. An Owner of an Interment Right does not, by virtue of such ownership, acquire ownership of the interment space or of any land or improvements within the Cemetery.

Inurnment – The placement of cremated remains in an urn followed by the placement of the urn in a niche or some other location approved by the City.

Lawn Crypt – Preplaced, below ground, chambers, either side-by-side or multiple depth, covered by earth and sod.

Memorial – (1) a monument, tombstone, grave marker, tablet, or headstone identifying a grave; (2) a nameplate or inscription identifying a crypt or niche.

Niche – A space used, or intended to be used, for inurnment of cremated human remains.

Outer Burial Container – The rigid outer container used to surround a casket or a cremated remains container, and shall include the products commonly known as vaults and grave liners.

City – The City of Minneola, the city council of the City of Minneola, and/or the city manager of the City of Minneola.

Resident – An individual whose primary residence at the time of purchase or death was within the municipal boundaries of the City of Minneola for a minimum of twelve (12) continuous months.

Owner – The of an Interment Right(s) within the Cemetery, as reflected in the Cemetery's records.

Plot – The space in the Cemetery used, or intended to be used, for the interment of human remains. The term includes and applies to one or more adjoining graves, one or more adjoining crypts, or one or more adjoining niches.

Purchase Agreement – The written contract between the Cemetery and a purchaser pursuant to which the Cemetery agrees to sell and the purchaser agrees to buy Interment Rights in the Cemetery.

Section 2 – Ownership of Internment Rights

2.1 Interment Rights within the Cemetery shall be used for no purpose other than for the interment and/or memorialization of human remains. The sale of any interment right by any owner shall not be binding upon the City, unless same shall first be duly approved in writing by the City.

2.2 A Certificate of Interment Rights shall be issued to each Owner upon full payment of the purchase price of an Interment Right. Every Interment Right shall be subject to:

(a) all applicable laws and governmental regulations; and,

(b) all Rules and Regulations adopted by the Cemetery, as now in force or as hereafter amended or adopted, whether or not as set forth herein.

2.3 The Certificate of Interment Rights, Purchase Agreement, and these Rules and Regulations, and any amendments hereto, shall constitute the sole agreement between the Cemetery and the Owner.

2.~~4~~3 The person named in the Certificate of Interment Rights issued and of record will be presumed to be the Owner of the Interment Right unless the Cemetery records in writing the transfer or

assignment of ownership in accordance with these Rules and Regulations as they now exist or may hereafter be amended. All Interment Rights conveyed to individuals shall, unless stated otherwise, be presumed to be the sole and separate property of the Owner named in the Certificate of Interment Rights.

2.54 Upon the receipt of an Order of Distribution by a court having jurisdiction over the estate of a deceased Owner, the Cemetery shall revise its records to reflect ownership of Interment Rights in accordance with such Order. New Owners must meet City ownership requirements.

2.65 If an Owner dies, without having transferred unused Interment Rights either by a specific devise in the Owner's will or by a written direction furnished to the Cemetery, any such unused Interment Rights descend to the heirs at law of the Owner in accordance with the laws of descent and distribution of the State of Florida, subject to the Interment Rights of the deceased and his or her surviving spouse. Where such a transfer of ownership results in multiple Owners of any Interment Rights, each co-Owner shall have the right to be interred in any interment space of the co-Owners which has not been used at the time of that co-Owner's death, and the consent of the other co-Owners shall not be required for any such interment; however, no co-Owner may convey an Interment Right, or authorize the interment of anyone other than a co-Owner, without the consent of all other co-Owners of that Interment Right. "New" owners of Interment Rights must meet the residency requirements put forth in Section 2.54 of these rules and regulations. If there is no one that meets the residency requirements to transfer the unused interment rights to, the City shall have the right to take possession of the unused interment rights after reimbursing the family of the original Owner the price paid for the interment rights at the time of purchase.

2.76 Upon the death of a joint tenant, title to Interment Rights held in joint tenancy immediately vests in the survivor or survivors, subject to the vested Interment Right of the remains of the deceased joint tenant.

2.87 When there are two or more Owners, they may designate one or more persons for the purpose of granting authorization for interments, memorializations, etc., with respect to the Interment Rights of such Owners. Any such designation shall be made in writing and furnished to the Cemetery. In the absence of such designation, the Cemetery shall not be liable for acting on any direction of any co-Owner, provided no other co-Owner has notified the Cemetery of an objection prior the Cemetery's acting on such direction.

2.98 The Cemetery shall have the right to refuse to consent to a transfer or to an assignment of any Interment Right until the purchase price of the Interment Right has been paid in full. Additionally, the City reserves the right to refuse interments for any reason it deems valid and to refund any monies paid for the purchase price. When so refunded, the interest of the owner shall revert to and become the property of the City.

Section 3 – Supervision of Cemetery

3.1 The City reserves the right to compel all persons coming into the Cemetery to obey all Rules and Regulations adopted by the City.

3.2 The City shall take reasonable precautions to protect against loss or damage to property or rights within the Cemetery; but it expressly disclaims all responsibility for loss or damage from causes beyond its reasonable control, and specifically, but not by way of limitation, from loss or damage caused by the elements, an act of God, pandemics, common enemy, thieves, assailants, vandals, strikers, lockout or labor trouble, malicious mischief makers, explosion, unavoidable accident, invasion, insurrection, riot, government act or regulation, or order of any military or civil authority, whether the loss or damage be direct or indirect.

3.3 The City reserves and shall have the right to correct any errors that may be made by it in making interments, disinterments, or sales, transfers, or conveyances of Interment Rights, including the right to substitute and convey in lieu thereof other Interment Rights of comparable value and similar location (to the extent possible) as may be selected by the Cemetery and agreed to by the Purchaser. Alternatively, the Cemetery may refund the amount of money paid on account of the purchase of the Interment Rights, merchandise, or service to which the error relates.

3.4 The City reserves the right to enlarge, reduce, replat, or change the boundaries or grading of the Cemetery or of a section or sections thereof, from time to time, including the right to modify or change the locations of, or remove or regrade, features, roads, drives, trees, shrubs, flowers, landscaping, and walks. The City further reserves the right to lay, maintain, operate, alter, or change pipelines or gutters for sprinkling systems, drainage, and lakes, as well as the right to use the Cemetery property, ~~not sold to Owners~~not subject to Interment Right, for cemetery purposes, including the interring and preparing for interment of dead human bodies, or for anything necessary, incidental or convenient thereto.

3.5 The Cemetery shall have sole and exclusive authority with respect to the planting, sodding, surveying, and improvements within the Cemetery.

3.4 No persons, other than the duly authorized employees of the City, shall be allowed to perform any work within the Cemetery without written authorization issued by the City, and any such work so authorized shall be subject to all provisions contained herein pertaining to such activity.

3.5 If any tree, shrub, or plant, by means of its roots, branches, or otherwise, becomes detrimental to the interment space upon which it stands or to any adjacent interment spaces or avenues, or if for any other reason its removal is deemed necessary, the City shall have the right to remove such tree, shrub, or plant, or any part thereof, or otherwise correct the condition existing as in its judgment it deems best. In the event of any such removal, the City shall have no obligation to replace the removed tree, shrub, or plant.

Section 4 – Sale and Transfer of Interment Rights

4.1 The sale or transfer of any Interment Right by any Owner shall not be binding upon the City unless such sale or transfer shall first be recorded by a duly authorized representative of the City and is in accordance with these Rules and Regulations. This procedure is required in order that the City may at all times have a complete and accurate record of all Owners. The City shall make available to Owners, upon request, necessary forms to effect any sale or transfer of Interment Rights. Owners

of interment rights must have been a resident of the City of Minneola either when they purchased their burial right or when they died for at least twelve consecutive months.

4.2 Any and all transfers of any Interment Right, whether same be by conveyance, assignment or purchase agreement, are subject to all Rules and Regulations of the Cemetery, which now exist or which may be hereafter enacted or amended. All transfers of ownership shall be subject to a transfer fee as posted in, or available from, the City Clerk's ~~cemetery~~ office, and which fee must be paid to the City when the transfer is recorded in the Cemetery's records. No transfer shall be effective until it is approved by the City and all transfer fees are paid.

4.3 The subdivision of Interment Rights or partition of interment spaces is not allowed without the written consent of the City.

4.4 All agreements for the purchase of Cemetery Interment Rights must be on forms approved and signed by an authorized representative of the City.

4.5 The City may, at its option, accept exchanges of Interment Rights when desired by Owners, subject to prior written approval of an authorized representative of the City. When such an exchange is made, the original Certificate of Interment Rights must be surrendered to the Cemetery and/or the Owner shall provide such other documentation as the Cemetery may require. The ~~Cemetery~~ City reserves the right to charge a fee of $100/plot or $50/niche for any such exchange.

4.6 Removal of interred, entombed, or inurned remains by heirs, Owners or any other person having an interest in any Interment Rights, for the purpose of reselling the Interment Rights, is prohibited. No Owner may permit or authorize an interment of an unrelated person unless ownership of the right to interment is transferred to the unrelated person, his estate, or family, in accordance with these Rules and Regulations.

4.7 Interment Rights shall be purchased solely for the purpose of personal or family interment or the interment of the person designated in the Purchase Agreement or Certificate of Interment Rights. This provision is not intended to be applied in any manner to prohibit or limit the resale of Interment Rights.

4.8 The Cemetery shall not be obligated to honor or abide by any agreement or provision contained in any Purchase Agreement, Certificate of Interment Rights, or other document which limits or restricts the sale, use or ownership of Interment Rights in the Cemetery, or a particular section thereof, to persons of a particular race, religion or national origin, if the City, in its sole discretion, believes in good faith upon advice of legal counsel that such restriction is contrary to applicable law.

Section 5 – Interment Regulations

5.1 All Cemetery charges and fees for interment services, Interment rights, and care and maintenance must be paid in full before an interment is made in a particular interment space within the Cemetery. All fees for disinterments must also be paid in advance.

5.2 The Cemetery must be provided 48 hours' notice before an interment can be performed. Exceptions will be considered only in cases of death from contagious disease or when so ordered by the authorized representatives of the City.

5.3 The Cemetery may postpone or reschedule a graveside or other interment service if, in the opinion of the City, too many services are concurrently scheduled, or because of inclement weather conditions, or because of other conditions beyond the control of the City (including, but not limited to, work stoppage, work slowdown, or absence of employees).

5.4 Prior to permitting any interment within the Cemetery, the City shall require the written authorization duly executed by both the Owner of the Interment Rights (subject to the provisions of Section 24 hereof where co-ownership is involved) and the next-of-kin of the deceased or their respective authorized representative(s). Such authorization shall be on forms provided by the City. The written authorization may be forwarded to the City by facsimile transmission if it has been signed before a notary public. If it is not possible to have the authorization notarized, the authorization may be accepted if accompanied by some form of positive identification (for example, a driver's license).

5.5 As a condition to performing any disinterment, unless order of a court of competent jurisdiction, the Cemetery requires written authorization signed by the Owner and the deceased's next-of-kin or their respective authorized representative on a form approved by the Cemetery. All disinterments such are conducted in accordance with state and local law by a legally licensed funeral director. The City reserves the right to charge a fee of $3,500/plot or $350/niche for any such disinterment.

5.6 The Cemetery shall exercise due care in making disinterments, but shall assume no liability for damage to any body, casket, other burial receptacle, or urn in making a disinterment in accordance with written instructions of the Owner or his or her duly authorized representative(s). When a disinterment is to be made from one grave to another grave and an outer burial container was not used for the original interment, an outer burial container meeting the Cemetery's specifications must be furnished by the Owner or next-of-kin for the new interment.

5.7 No more than one set of human remains shall be interred in one interment space, unless specifically authorized in writing by the Owner and next-of-kin or their respective authorized representative(s) and the City. In the event the City elects to allow the interment of more than one human remains in a particular interment space, the City shall charge a separate fee for each right of interment in a particular interment space as well as a separate fee for each interment service provided.

5.8 If no provision has been made for an interment space for a particular deceased received by the City, it may temporarily place the remains received by it in a holding facility, crypt, or other suitable place, subject to any state or local sanitary code requirements. The length of time such remains will be retained in the Cemetery will be the sole judgment of the City. The City reserves the right to charge a fee per day for such temporary interment.

5.9 The scattering or placement of cremated remains shall be permitted only in designated sections of the Cemetery, if any, and upon the written approval of the City and subject to the payment of all applicable Cemetery fees and compliance with all applicable laws.

5.10 Only authorized City personnel or contractors approved by the City shall perform all interments and disinterments within the Cemetery.

5.11 The Cemetery may require that all persons attending an interment or disinterment remain at a safe distance (as determined by the City) from the interment space during the interment or disinterment process.

5.12 The Cemetery relies upon the identification of the deceased provided by the next-of-kin or authorized representative and shall have no obligation to independently establish or verify the identity of the remains to be interred or cremated.

5.13 The City shall not be liable for any delay in interment:
(a) where protest to the interment has been made; or,
(b) which results from noncompliance with the Rules and Regulations of the Cemetery.

The Cemetery reserves the right to temporarily place the remains in a holding facility, crypt or other suitable place, subject to any state or local sanitary code requirements, until the protest or noncompliance has been resolved and further reserves the right to impose reasonable fees for such temporary holding. All protests must be in writing and filed in the Cemetery office.

Section 6 – General Regulations

6.1 ~~All dogs or other animals must be on a leash and under control by their owner at all times. Owners must clean up after their pets.~~ Cemetery hours shall be from Monday through Friday 8:00 a.m. until 5:00 p.m. and closed on weekends and holidays.

6.2 All dogs or other animals must be on a leash and under control by their owner at all times. Owners must clean up after their pets.

6.3~~2~~ The possession or consumption of illegal drugs or alcoholic beverages within the Cemetery is strictly forbidden.

6.4~~3~~ No boxes, shells, toys, glassware, sprinkling cans, receptacles, or similar items (other than vases meeting the Cemetery's specifications which have been placed with the Cemetery's permission) will be permitted to be placed on any interment space or elsewhere within the Cemetery, and if placed, the City may remove any such items.

6.5~~4~~ The City is not responsible for theft or damage to any personal property, including artifacts, personal effects, etc., placed on or near interment spaces or elsewhere in the Cemetery.

6.6~~5~~ No benches, chairs, or like items shall be permitted to be brought upon the Cemetery grounds, unless authorized in writing by the City. No “for sale” signs will be permitted on the cemetery grounds.

6.7~~6~~ No person shall be permitted to enter or leave the Cemetery except by the public entrance(s), which will be open during such hours as are specified and posted in the Cemetery office or on signs on the property.

6.8~~7~~ Any person entering the Cemetery other than during posted visiting hours, without prior authorization from the City will be considered a trespasser.

6.9~~8~~ Upon entering the Cemetery grounds, all funeral activities, including funeral processions, shall be subject to the direction of a duly authorized representative of the City or an authorized funeral home. Notice of forty-eight (48) working hours before the announced time of the funeral will be required. Employees of the City are not expected to work on holidays except when absolutely necessary in the preservation of order, and as specified in the Rules and Regulations. Funerals will not be permitted on certain holidays. Funeral directors and Owners of Interment Rights should consult with the City before setting day and time for services. Funerals scheduled before 11:00 a.m. on Monday and after 3:30 p.m. Monday through Friday and weekends will be subject to a surcharge to be set by the City to cover overtime costs. Once a casket containing a body is within the confines of the Cemetery, no funeral director nor his or her embalmer, assistant, employee, or agent shall be permitted to open the casket or to touch the body without the consent of the legal representative of the deceased or by an order signed by a court of competent jurisdiction. Prior to arrival at the Cemetery, funeral directors must present the necessary burial permit from the local health office. This may be accomplished via facsimile or in the form of a scanned burial permit sent via email. The City and its assigns are the only persons who will be permitted to open graves, crypts, or niches.

6.10~~6.9~~ Automobiles shall not be driven through the grounds in excess of a safe speed, and shall always be driven on the right side of the Cemetery roadways. Automobiles are not allowed to turn around on the driveways or roadways, and are not allowed to park or to come to a full stop in front of an open grave, unless in connection with a graveside service.

6.11~~6.10~~ All floral decorations, whether natural or artificial, shall be subject to the Cemetery's written policies concerning same as are posted or on file and available for inspection in the Cemetery's office. The City may remove all floral designs (artificial or natural), flowers, weeds, trees, shrubs, or plants of any kind from the Cemetery as soon as, in the judgment of the City, they become unsightly or diseased, or if they do not conform to the Cemetery's policies.

6.12~~6.11~~ No person shall be permitted to use profane or boisterous language or in any way disturb the quiet and good order of the Cemetery. Unless given permission by the Internment Rights Owner or Next of Kin ~~family~~, no pictures will be taken during a funeral service.

6.13~~6.12~~ Except where otherwise expressly permitted by the City, all persons are strictly forbidden to fish, hunt, or to feed or disturb the fish, fowl, or other animals within the Cemetery grounds.

6.14~~6.13~~ The Cemetery reserves to itself and to those lawfully entitled thereto, a perpetual right of ingress and egress over interment spaces for the purpose of passage to and from other interment spaces. Except as may be necessary to gain access to other interment spaces within the Cemetery, persons within the Cemetery grounds shall use only the avenues, walkways, and roads. All persons

are strictly forbidden to break or injure any tree or shrub, or mar any landmark, marker or memorial, or in any way deface the grounds of the Cemetery.

6.15~~6.14~~ No trees, shrubs or other plants may be planted by anyone other than the Cemetery, except with the express written permission of the City. In the event any such planting is allowed, the City reserves the right to perform whatever maintenance it deems necessary to preserve the appearance of such landscaping, including complete removal of that landscaping if, in the opinion of the City, it should become unsightly.

6.16~~6.15~~ No person, other than the City, shall remove any plant or flower, either wild or cultivated, from any part of the Cemetery.

6.17~~6.16~~ Visitors and Owners may not hire Cemetery employees nor pay them any moneys to perform any services other than the services listed in the fee schedule.

6.18~~6.17~~ The Cemetery grounds are sacredly devoted to the burial of the human dead. The provisions and penalties of the law, as provided by statute, will be strictly enforced in all cases of wanton injury, disturbance, and disregard of these Rules and Regulations.

~~6.18 No person or persons, other than law enforcement authorities or Cemetery security personnel, shall be permitted to bring or carry firearms within the Cemetery, except a military guard of honor and then only when in the charge of a military officer and during a military service, and upon prior approval of the City.~~

Section 7 – Outer Burial Containers, Memorials, Foundations, and Installation

7.14. In order that the improvements and appearance of the Cemetery be kept uniform, the Cemetery reserves and shall have the right to regulate the kind, size, design, quality and material of all outer burial containers, memorials and foundations which are placed in the Cemetery.

7.2~~5~~. The specifications for outer burial containers, memorials and foundations prescribed by the Cemetery are filed in the office of the Cemetery and will be furnished upon request. All outer burial containers, memorials and foundations placed in the Cemetery must be in accordance with the specifications of the Cemetery currently in effect. The Cemetery will give 30 days' notice via advertisement in a newspaper of general circulation within the City for changes in specifications. Written approval by an authorized representative of the Cemetery must be secured before any other burial container, memorial or foundation may be placed or constructed in the Cemetery. The Cemetery reserves the right to reject and prevent the placement or construction of any other burial container, memorial, foundation, embellishment or other item or structure which does not conform with these Rules and Regulations and the specifications of the Cemetery currently in effect. The Cemetery also reserves the right to specify the date and time for any installation by a contractor.

7.3~~6~~. No outer burial container, memorial, or foundation shall be placed in or removed from the Cemetery without the prior written authorization of both the Owner of the particular interment space and the deceased's next-of-kin, or their respective authorized representative(s), except if and to the extent necessary for purposes of routine maintenance and landscaping by the City.

7.47. All Cemetery charges and fees for Interment Rights, memorials, and other applicable charges , including grave location and any other fees must be paid in full before any memorial or foundation may be placed on any interment space within the Cemetery or any service takes place. The Cemetery, at the Owner's expense may remove any memorial, which is placed prior to full payment of all such charges, if full payment is not made within ten days of demand therefor. The Cemetery also reserves the right to refuse to allow a service to take place if all applicable have not been paid.

7.58. In the event an outer burial container, memorial, foundation, or other object is placed or constructed in the Cemetery without the written authorization of the Cemetery and other appropriate persons as provided herein, the Cemetery reserves and shall have the right, at the Owner's expense, to remove any unauthorized outer burial container, memorial or other object.

7.69. The Cemetery reserves and shall have the right to correct any error that may be made in the location of or placing of an outer burial container, memorial, foundation, or other embellishment within the Cemetery. The Cemetery shall also have the right to correct any inscription errors, including an incorrect name or date either on a memorial, nameplate, urn, or other item.

7.780. The Cemetery's obligation in the event of defective workmanship or defective materials furnished or performed by the Cemetery in connection with outer burial containers, memorials or foundations, or the installation thereof, shall be limited to replacement, repair or correction of such materials or installation. This obligation does not include damage caused by, resulting from, or occurring during disinterment.

~~81. Certain portions of the Cemetery have been restricted to designated types of memorials. Information concerning memorials, memorial structures, and memorial specifications is available in the office of the Cemetery.~~

7.881. The Cemetery reserves the right to prohibit the placement of memorial benches or to restrict such benches to certain areas of the Cemetery. No bench may be placed which, in the opinion of the Cemetery's management, is unsightly or injurious to the appearance of the surrounding area. Every bench shall have a suitable foundation and meet the specifications on file in the Cemetery's office. The Cemetery reserves the right to remove any bench, which does not comply with this Section.

7.982. Only one memorial may be placed on anyone-interment space, except with the express written permission of an authorized representative of the Cemetery. No memorial may be placed to embrace two or more interment spaces except as may be specifically authorized by the Cemetery. The name and inscription on each memorial must correspond with the legal name of the deceased interred in the interment space, or memorialized on that interment space where there is no interment. All memorials shall be set on uniform lines as prescribed by the Cemetery, to conform to the general plan of the Cemetery.

7.1083. If any memorial, structure, or any inscription to be placed on same, or any embellishment whatsoever, shall be determined by the Cemetery to be offensive or improper, the Cemetery reserves and shall have the right to refuse to authorize the placement of such memorial or object.

7.1184. Should any memorial become unsightly, dilapidated or a nuisance, the Cemetery shall notify the Owner, or next of kin, if available, of the condition of the memorial and the need for repair. If no action is taken by the Owner within a reasonable period of time, the Cemetery shall have the right to repair the memorial or, at its option, to remove and replace it. The Owner of the Interment Rights shall pay the cost of any repair, removal or replacement.

7.1285. Except as otherwise provided herein, no memorial may be removed from an interment space within the Cemetery without the prior written consent of the Owner ~~and~~ or next-of-kin of the deceased, or their respective authorized representatives(s). Any such removal shall be made in accordance with the applicable requirements of the Cemetery relating to installation and removal of memorials. A certified letter to the last known address of the owner or advertisement in a newspaper of general circulation within the City shall constitute notice.

7.1386. All ground interments made within the Cemetery shall require an outer burial container meeting the Cemetery's specifications, which are on file in the Cemetery office.

7.1487. All applicable Cemetery fees relating to outer burial containers and other burial container installation must be paid prior to the installation of any outer burial container in the Cemetery unless the Cemetery has specifically agreed otherwise in writing. A schedule of the current Cemetery fees is available in the office of the Cemetery.

7.1588. It is against the rules of the Cemetery for lot owners to dig holes in the graves for the installation of vases or cans. The lot owner would be individually responsible for any accident caused by one of these holes, and the City reserves the right to remove any can or vase not installed by them, according to the Cemetery rules covering the types of vases permitted.

7.1689. The Cemetery has established installation requirements for the installation of outer burial containers, memorials and foundations and all installations performed within the Cemetery must fully comply with these requirements. The Cemetery's specifications and installation requirements are on file and available in the office of the Cemetery.

7.1790. There shall be submitted to the Cemetery for approval a blueprint, sketch or other adequate description of each outer burial container, memorial, or foundation, specifying material, size, inscription, name of manufacturer and style number prior to receiving authorization to place any outer burial container, memorial, or foundation within the Cemetery. If an outer burial container, memorial, or foundation is a standardized production item of the same type, style and material it shall only be necessary to submit the required information to the Cemetery once for approval.

7.1891. The Cemetery reserves the right to stop all work of any nature, whenever, in its opinion, proper preparations therefor have not been made, or when tools and machinery are insufficient or defective, or when work is being executed in such a manner as to threaten life or property, or when any reasonable request on the part of the Cemetery has been disregarded, or when work is not being executed according to the Cemetery's specifications and installation requirements.

7.1992. The Cemetery reserves and shall have the right to inspect the completed installation of any memorial, memorial foundation or outer burial container performed by contractor(s) and determine that the installation was performed completely and in accordance with the Cemetery's specifications and installation requirements. If the Cemetery determines that the installation was not completed or properly performed, it shall notify the contractor and require that any deviations from the specifications and installation requirements of the Cemetery be expeditiously corrected. If any deviation is not corrected, the Cemetery may make such corrections and charge the Owner for such remedial work. If it is not possible or practical to correct the deviation, the Cemetery may, in its discretion, remove the installation. Any contractor who willfully violates the Rules and Regulations, specifications or installation requirements of the Cemetery shall be prohibited from performing any further work in the Cemetery.

7.2093. The Cemetery shall not be responsible for any defects in material or defects in workmanship, errors, or omissions relating to outer burial containers, memorials or foundations purchased from and/or installed by persons or entities other than the Cemetery.

7.2194. Prior to performing any work within the Cemetery, contractor(s) must execute and deliver to the City an Indemnification Agreement in the form prepared by the Cemetery, which is available in the Office of the Cemetery. Contractor(s~~) (other than those installing monuments or markers~~) shall also obtain and furnish to the City prior to making any installations, satisfactory evidence of the following:

(a) Workers' Compensation insurance.

(b) Automobile liability insurance covering owned, non-owned, borrowed and hired vehicles, in the amount of at least $1,000,000 for each occurrence of bodily injury or property damage (Combined Single Limit Coverage).

(c) Comprehensive general liability insurance covering premises operations, contractual liability, products, and completed operations in the amount of at least $1,000,000 for each occurrence of bodily injury or property damage (Combined Single Limit Coverage).

(d) Cemetery Compliance Bond in the amount of at least $1,000 guaranteeing that work performed by contractor is in accordance with the Cemetery's Rules and Regulations.

(e) Employer's liability insurance in the amount of $500,000.

Such insurance policies shall name the City and the Cemetery as an additional insured and provide that the City and the Cemetery shall be notified thirty (30) days in advance of any cancellations or material changes of said insurance coverage or bond.

The Cemetery may waive any or all of the foregoing insurance and bonding requirements upon satisfactory proof, to the satisfaction of the Cemetery, of the contractor's financial responsibility.

7.2395 The Cemetery expressly reserves and shall have the right to inspect the completed installation of outer burial containers, memorials and foundations installed by contractors.

SECTION 8 – CARE AND MAINTENANCE

~~96. Upon the sale of any Interment Rights, the Cemetery shall deposit into a Care and Maintenance Trust Fund such amounts as are required by applicable law. Such Care and Maintenance Trust Fund shall be maintained and administered in accordance with all applicable laws.~~

8.1~~96~~. ~~The care and maintenance of the Cemetery grounds and improvements thereon is the responsibility of the Cemetery under the provisions of a Care and Maintenance Trust Fund Agreement. This Trust Fund, however, does not provide for any special care.~~ The Cemetery may, at its sole option, provide special care at an Owner's expense. The Cemetery upon application will make estimates for any special care, and charges for the work must be paid in advance.

8.2~~97~~. All care and maintenance performed within the Cemetery (including, but not limited to, all landscaping, grading or improvement of any kind) shall be performed by the employees of the Cemetery under the direction of the Cemetery, except when permission is otherwise expressly granted, in writing, by the Cemetery. The Cemetery may permit an outside landscaping contractor to perform landscaping services for an Owner, provided such contractor and such work comply with the requirements and specifications on file in the Cemetery's office, and provided such work is authorized in writing by the Cemetery. Any such contractor shall also be required to comply with Section 94 of these Rules and Regulations.

~~98. The income from the Care and Maintenance Trust Fund shall be expended by the Cemetery in such a manner as will, in its judgment, be most advantageous to the Owners as a whole and in accordance with the purpose and provisions of the state laws governing the expenditure of such funds. The Cemetery has full power and authority to appoint an advisory committee or counsel to determine upon what property, for what purpose and in what manner, the income from said fund should be expended.~~

SECTION 9 – MAUSOLEUM REGULATIONS

9.1~~99~~. No entombment shall be made in any above ground crypt unless the remains of the deceased to be entombed therein have been embalmed; provided, however, that the Cemetery may, in its discretion, decide to allow entombment of unembalmed human remains if the casket containing such remains is placed in an outside container acceptable to the Cemetery, which container is constructed and designed to resist the leakage of body odors and fluids. The cost of said container would be the responsibility of the person arranging for the entombment.

9.2~~100~~. Mausoleum crypt decorations shall be limited to such decorations as may be placed in permanent vases. The use of decorations which are either placed on the floor, or freestanding easels, or on wrought iron stands, or which are attached directly by wire, tape, glue or such other similar method, is strictly prohibited.

9.3~~101~~. Except where otherwise expressly authorized by the Cemetery, any lettering or crypt plaques used on any crypt or niche must be of bronze material, and all fittings, adornments, urns, inscriptions, and name plates for crypts or niches are subject to approval by the Cemetery.

9.4~~102~~. All remains entombed in mausoleums shall be in a casket or alternative container conforming to the standards as prescribed by the Cemetery. The Cemetery may in its discretion require that mausoleum entombment is in a casket or alternative container, or other container approved by the Cemetery, which is constructed and designed to be resistant to the leakage of fluids and odors.

SECTION 10 – CASKETS AND ALTERNATIVE CONTAINERS

10.1~~3~~. All ground interments shall be made in caskets or alternative containers. All such caskets or alternative containers shall be constructed from at least three-quarter inch (3/4") thick particleboard of sufficient strength to support the weight of an adult human body. ~~Alternatively, caskets or alternative containers constructed from cardboard, corrugated fiberboard, pressed paper or similar materials may be used if such caskets have been approved by the Cemetery after receipt of satisfactory proof by the Cemetery that such casket has been adequately tested and shown to be of sufficient strength to support the weight of an adult human body.~~

SECTION 11 – MODIFICATIONS AND AMENDMENTS

11.1~~04~~. The Cemetery hereby reserves the right, at any time, to adopt new Rules and Regulations, or to amend, alter and/or repeal it at any time. A copy of the Rules and Regulations, and any amendments thereto, shall be made available for inspection upon request at the Cemetery office.

11.5~~05~~. Circumstances may arise in which the literal enforcement of the Rules and Regulations may impose unnecessary hardship. The Cemetery, therefore, reserves the right, without notice, to make exceptions, suspensions, or modifications in any of the Rules and Regulations when, in its judgment, the same appear advisable. Any such temporary exceptions, suspension or modifications shall in no way be construed as affecting the general applications of these Rules and Regulations.

11.6~~06~~. A copy of these Bylaws and the Rules and Operating Procedures of the Cemetery are posted in the Cemetery office.

11.7~~07~~. Signed this _____ day of _____, 2026~~2~~, ~~subject to approval by the Office of the Comptroller of the State of Florida.~~following approval by the City Council of the City of Minneola, Florida.

MINNEOLA CITY CEMETERY.

By: _____

EXHIBIT A

ASSIGNMENT OF INTEREST IN BURIAL RIGHTS

The undersigned does hereby transfer, assign, and convey unto:

_____

The following described burial rights located in Minneola City Cemetery:

_____
(Lot description)

This transfer is subject to certification by the Cemetery that there are no interments made in these burial rights and the undersigned further certifies that these burial rights have not been transferred to any other person or persons prior hereto. This transfer is also subject to approval and acknowledgement by the Cemetery that the new owner fits all the qualifications necessary to own property at Minneola City Cemetery

IN WITNESS WHEREOF, this instrument has been executed this _____ day of _____, 20_____.

Witness:

_____ _____ (SEAL)

_____ _____ (SEAL)

STATE OF FLORIDA
COUNTY OF LAKE

I hereby certify that on this date before me, an officer duly qualified to take acknowledgments, personally appeared the above signers to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20_____.

_____
Notary Public

My Commission expires: _____

I certify that this transfer of interest was executed in my presence as a representative of the Cemetery:

_____

EXHIBIT B

INDEMNITY AGREEMENT

This agreement is made and entered into this _____ day of _____, 2026 _____, by and between Minneola City Cemetery, as the First Party (hereinafter referred to as the Cemetery), and _____, as the Second Party.

WITNESSETH:

WHEREAS, the Cemetery is the owner and operator of a Cemetery located in Lake County, Florida, and

WHEREAS, in the normal course of business, the Second Party has occasion to perform various labors and services on the premises of the Cemetery, and

WHEREAS, the Second Party wishes to indemnify and hold harmless the Cemetery for any of the acts of Second Party while on the premises of the Cemetery,

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by the Cemetery to the Second Party, the receipt and adequacy of which is hereby acknowledged by the Second Party, the Parties hereto do covenant, agree and contract as follows:

1. The Second Party agrees that it shall indemnify and hold harmless the Cemetery for any and all acts of the Second Party, whether such acts are negligent or intentional, while Second Party is on the premises of the Cemetery. The purpose of this indemnification is to insure that when Second Party is on the premises of the Cemetery performing services and/or labor of any kind, that the Cemetery shall not be responsible for the acts or omissions to act of the Second Party and the Cemetery may look to Second Party for indemnification in the event Second Party shall become liable for any acts or omissions to act while on the premises of the Cemetery.

2. The Second Party, if an outside installer of monuments and memorials, hereby agrees that it shall furnish directly to the Cemetery proof, which shall be attached to this agreement, that it has: (a) a valid public liability insurance policy with a minimum coverage of three hundred thousand dollars ($300,000.00) (or comparable to the Cemetery coverage but not in excess thereof), said liability insurance policy covering acts and/or omissions to act on behalf of the Second Party while on the premises of the Cemetery; (b) liability insurance policy for all vehicles brought onto the Cemetery property; and (c) proof of occupational license in county where Cemetery is located; all of which must be updated as required.

3. The Second Party, if a funeral establishment, hereby agrees that it shall furnish directly to the Cemetery proof, which shall be attached to this agreement, that it has: (a) a valid public liability insurance policy with a minimum coverage of three hundred thousand dollars ($300,000.00) (or comparable to the

Cemetery coverage but not in excess thereof), said liability insurance policy covering acts and/or omissions to act on behalf of the Second Party while on the premises of the Cemetery; (b) copy of current funeral establishment license; (c) liability insurance for all vehicles brought onto the Cemetery property; (d) copy of county occupational license; and (f) list of all funeral directors authorized to conduct funerals for the funeral establishment including a copy of their current license; all of which must be updated as required.

If the Second Party already has such a liability insurance policy, then it shall furnish proof of the existence of said policy and the terms of said policy to the Cemetery at each renewal date of said policy. The Second Party hereby agrees that in the event it does not have a liability insurance policy as hereinbefore described, then it shall procure same and shall make proof to the Cemetery the coverage and terms of said policy. In any event, Second Party agrees that it shall be covered by a liability insurance policy as hereinbefore described whenever it undertakes to transact any business, labor and/or services on premises of the Cemetery.

4. The Cemetery hereby agrees that it shall allow Second Party to transact business, perform services and/or labor within the confines of the Cemetery provided that Second Party has strictly adhered to the terms of this agreement.

5. The Second Party hereby agrees that it shall strictly abide by all Rules and Regulations promulgated by the Cemetery in performing services and/or labor within the confines of the Cemetery.

6. The Second Party hereby agrees that it shall have no claim whatsoever against the Cemetery in the event Second Party or its agent(s) shall be injured upon the premises of the Cemetery in the absence of gross negligence on the part of the Cemetery.

7. The term "transact business" shall not include the solicitation for prospective sales, the advertisement for prospective sales, or any activity whatsoever relating to any sales procedure on behalf of said funeral establishments, monument dealers, salesmen, installers and/or workmen. The only services and/or labor which may be performed by said parties, irrespective of any existing contract with the Cemetery, is such that shall receive prior approval by the Cemetery.

8. This writing shall constitute the sole and entire agreement between the parties hereto and shall not be modified except in writing executed by both parties hereto.

IN WITNESS WHEREOF, each of the parties hereto has hereunto set its hand and affixed its seal this _____ day of _____, 20_____.

MINNEOLA CITY CEMETERY:

By: _____

WITNESSED:

_____

_____
Notary Public

SECOND PARTY:

By: _____

WITNESSED:

_____
Notary Public
_____

EXHIBIT C

CEMETERY FEE SCHEDULE

1. Costs annually increase per Consumer Price Index
2. City Manager may amend the costs as needed.

Number of Spaces: 1,500 (residents only)

Right of Internment:

Single Plot	~~———~~$2,500
Double Plot	$7,500
Niche	$ 500

Vaults:

Mr. President (Lined)	$1,500	(cost 400)
Americana (Unlined)	$ 995	(cost 265)

Cremation:

Mr. President (Lined)	$ 395	(cost 185)
Americana (Unlined)	$ 325	(cost 125)

Site Locating:

Existing Internment With Marker	$ 150
Existing Internment Without Marker	$ 250
Vacant Plot	$ 350

Opening/Closing:

Plot	$1,495	(cost 1,100) full sized vault
Niche	$ 250	

Headstones & Markers:

Granite	$Varies
Marble	$Varies
Nameplates (Brass)	$Varies
Headstone Lettering	$Varies
Nameplate Lettering	$Varies

Rentals:

Tent:	$Varies
Chairs:	$Varies

Funeral Escort Services:
N/A

Emergency After Hours Fee (If After Hours Work is Approved by the City):

Weekends	$1,500
Holidays (Except Christmas)	$2,500

Headstone Cleaning, Repair, Replacement:

Cleaning	$ 100
Repair	$Varies
Replacement	$Varies

Cure Violations:

Tree, Shrub, & Plant Removal	$150
Bench Removal	$100
Vase Removal	$50
Other Violations:	$

Disinterment:

Plot	$3,500
Niche	$350

Transfer Fees

Plot (each)	$250
Niche (each)	$100

Exchange Fees

Plot	$100
Niche	$ 50

Tent Rental	20x10	$300/tent
Table Rental	6' folding	$20/each
Chair Rental	metal folding	$5/each

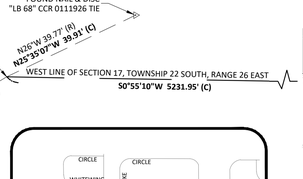
Holding Facility	$100/day or cost plus 20%, whichever is greater

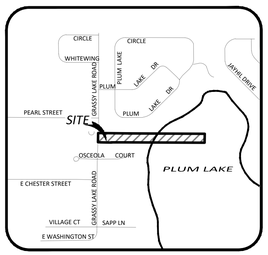
Commented [KT2]: I added these costs. You didn't have a specific amount indicated.

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA
GRASSY LAKE ROAD, MINNEOLA, FL 34715





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

(PER PROPERTY APPRAISER, PROPERTY CARD)

MINNEOLA, MINNEOLA CEMETERY SUB PB 10 PG 32, AND THE NORTH 180 FT OF NW 1/4 OF NW 1/4 OF SECTION 17 TOWNSHIP 22 SOUTH RANGE 26 EAST, AND FROM THE NORTHWEST CORNER OF SECTION 17 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 180 FEET, SOUTH 89-35-43 EAST 28.80 FEET FOR THE POINT OF BEGINNING, CONTINUE SOUTH 89-35-43 EAST 270.76 FEET, SOUTH 24-27-02 WEST 3.73 FEET, NORTH 89-47-33 WEST 209.45 FEET, NORTH 87-20-18 WEST 59.79 FEET, NORTH 0-56-46 WEST 1.77 FEET TO THE POINT OF BEGINNING, FROM THE NORTHWEST CORNER OF SECTION RUN SOUTH 180 FEET, SOUTH 89-35-43 EAST 314.76 FEET FOR POINT OF BEGINNING, CONTINUE SOUTH 89-35-43 EAST 123.84 FEET, SOUTH 89-12-37 WEST 121.86 FEET, NORTH 37-57-03 WEST 3.23 FT TO POINT OF BEGINNING--LESS MINNEOLA CEMETERY PB 10 PG 32--NOTE:

LEGAL DESCRIPTION:

(PER THIS SURVEYOR)

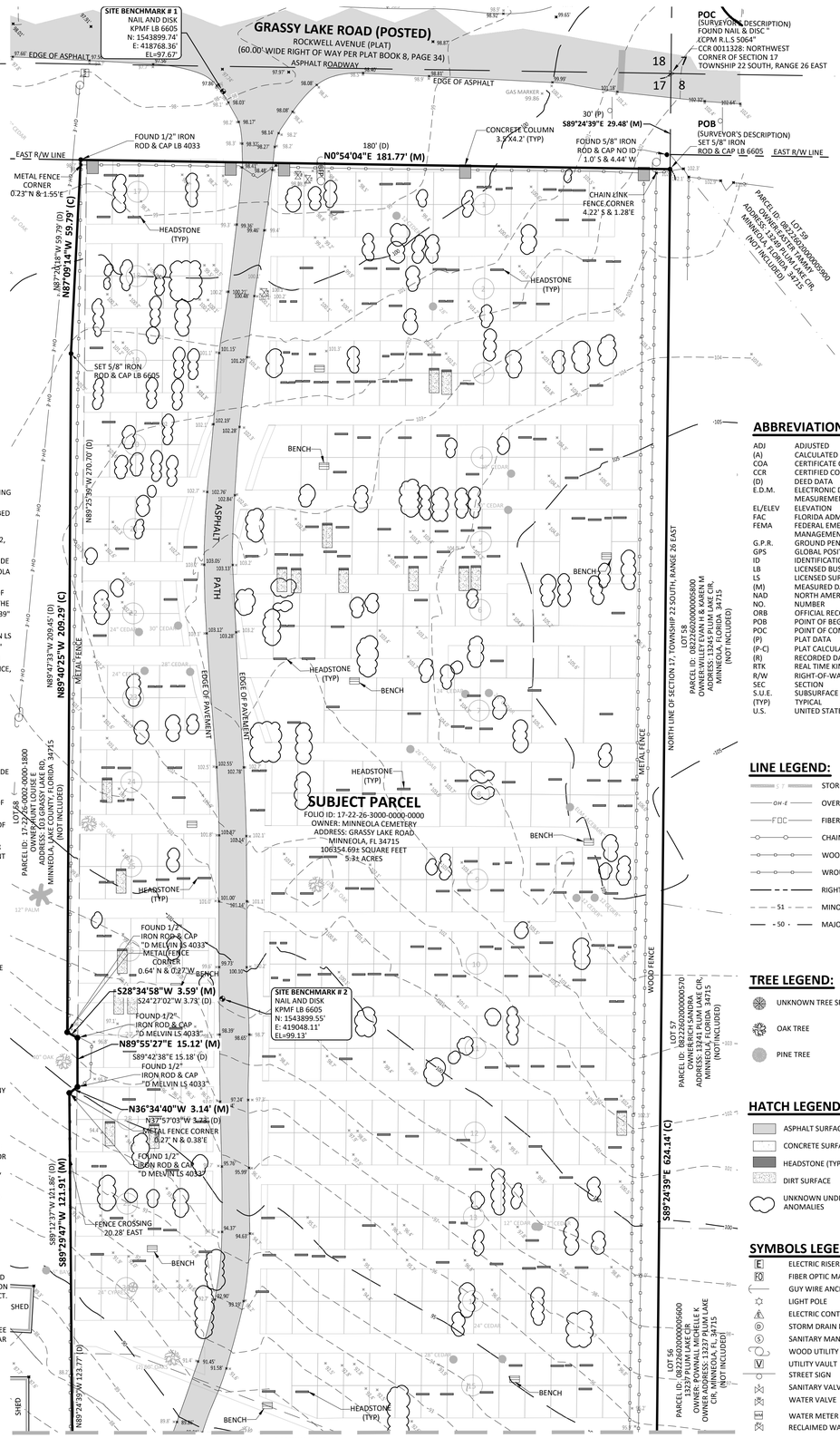
A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, INCLUDING MINNEOLA CEMETERY SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 32, LAKE COUNTY, FLORIDA AND THE NORTH 180 FEET OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 10, PAGE 32, MARKED BY A NAIL AND DISC "LCPM R.L.S. 5064" (CCR 0011328); THENCE, ALONG THE NORTH LINE OF SAID SECTION 17, SOUTH 89°24'39" EAST, 29.48 FEET, TO THE EAST RIGHT-OF-WAY LINE OF ROCKWELL AVENUE (PLAT), GRASSY LAKE ROAD (POSTED) 60' WIDE RIGHT-OF-WAY PER PLAT BOOK 10, PAGE 32 AND PLAT BOOK 27, PAGE 15) ALSO BEING THE NORTHWEST CORNER OF SAID MINNEOLA CEMETERY SUBDIVISION AND **THE POINT OF BEGINNING**; THENCE, ALONG THE NORTH LINE OF SAID SECTION 17 AND SAID PLAT, SOUTH 89°24'39" EAST, 624.14 FEET, TO A 1/2" IRON ROD "NO IDENTIFICATION"; THENCE, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 17, SOUTH 89°24'39" EAST, 653.08 FEET, TO A POINT SITUATE IN THE WATERS OF PLUM LAKE; THENCE, DEPARTING THE NORTH LINE OF SAID SECTION 17, SOUTH 0°55'10" WEST, 180.00 FEET, TO A POINT SITUATE IN PLUM LAKE; THENCE, NORTH 89°24'39" WEST, 754.23 FEET, TO A 1/2" IRON ROD AND CAP "D. MELVIN LS 4033"; THENCE, NORTH 89°24'39" WEST, 113.33 FEET, TO A 1/2" IRON ROD AND CAP "D. MELVIN LS 4033"; THENCE, SOUTH 89°29'47" WEST, 121.91 FEET, TO A 1/2" IRON ROD AND CAP "D. MELVIN LS 4033"; THENCE, NORTH 36°34'40" WEST, 3.14 FEET, TO A 1/2" IRON ROD AND CAP "D. MELVIN LS 4033"; THENCE, NORTH 89°55'27" EAST, 15.12 FEET, TO A 1/2" IRON ROD AND CAP "D. MELVIN LS 4033"; THENCE, SOUTH 28°34'58" WEST, 3.59 FEET, TO A 1/2" IRON ROD AND CAP "D. MELVIN LS 4033"; THENCE, NORTH 89°40'25" WEST, 209.29 FEET, TO A 5/8" IRON ROD AND CAP "LB 6605"; THENCE, NORTH 87°09'14" WEST, 59.79 FEET, TO A POINT SITUATE ON THE EAST RIGHT-OF-WAY LINE OF SAID ROCKWELL AVENUE (PLAT), GRASSY LAKE ROAD (POSTED), MARKED BY A 1/2" IRON ROD AND CAP "D. MELVIN LS 4033"; THENCE, ALONG THE SAID EAST RIGHT-OF-WAY LINE, NORTH 0°54'04" EAST, 181.77 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 5.3± ACRES, MORE OR LESS

SURVEYOR'S REPORT:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY, THE PURPOSE OF THIS SURVEY WAS TO CONVEY A BOUNDARY SURVEY AND SHOW ITS IMPROVEMENTS TOPOGRAPHICALLY.
2. FIELD BEARINGS AND DISTANCES ARE RELATIVE TO THE BEARING BASE. THE BEARING BASE IS THE MEASURED NORTH LINE OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 26 EAST (BEARING BASE: S89°24'39"E).
3. THE ACCURACY STANDARD USED FOR HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (5J-17.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).
4. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
   - 4.1. THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED IN OCTOBER 2025.
   - 4.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
   - 4.3. HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
   - 4.4. HORIZONTAL CONTROL IS BASED ON CCR CONTROL POINT DOCUMENT NO. "111925", (PUBLISHED COORDINATES: NORTHING=1,544,011.278', EASTING=421,376.061'), (U.S. SURVEY FOOT).
5. THE ACCURACY STANDARD USED FOR THE VERTICAL CONTROL FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENT CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC). THE MAXIMUM ERROR OF ACCURACY ALLOWED FOR THIS TYPE OF SURVEY IS 0.05 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES (0.05*√1). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION EXCEEDS THIS REQUIREMENT.
6. THE VERTICAL CONTROL IS BASED ON GPS LEVELING UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK.
   - 6.1. VERTICAL DATA IS BASED IN NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
   - 6.2. VERTICAL DATA IS BASED ON LAKE COUNTY BENCHMARK DESIGNATED AS "LCBM F14," PID=28397, ELEV=99.74' (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT)
   - 6.3. TWO TEMPORARY BENCHMARKS WERE FOUND OR SET ON THE SITE. SEE THE MAP OF SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, UNLESS NOTED. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER ENCUMBRANCES OF RECORD.
8. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
9. ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE.
10. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
11. G.P.R. (GROUND PENETRATING RADAR) WAS UTILIZED DURING THIS SURVEY TO DETECT ANY ANOMALIES IN VACANT GRAVE PLOTS. MCKIM & CREED, 7003 UNIVERSITY BLVD, ORLANDO, FL 32792, SERVED AS A SUB-CONSULTANT TO KPMFRANKLIN FOR THIS PROJECT, PROVIDING SUBSURFACE UTILITY ENGINEERING, ASCE 38-02 QUALITY LEVEL "B" ELECTROMAGNETIC AND GEOPHYSICAL PROSPECTING SERVICES TO DETECT THE ANOMALIES, NO S.U.E. (SUBSURFACE UTILITY ENGINEERING) QUALITY ASCE 38-02 LEVEL "A," WHICH INVOLVES EXCAVATION AND EXPOSURE OF SUBSURFACE ANOMALIES, WAS PERFORMED.
12. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
13. THIS PROPERTY LIES WITHIN ZONE "SHADED X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12069C0580E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2012.
14. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
15. ALL TYPES, SIZES, LOCATIONS, GRADES, ETC., OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
16. TREE SYMBOLS, IF ANY ARE NOT TO SCALE. TREE DIAMETER BREAST HEIGHT IS DENOTED BY EACH TREE ON THIS SURVEY. TREE SIZE AND SPECIES SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR PERSON OF A SIMILAR PROFESSION AS DEFINED BY THE LOCAL MUNICIPALITY.
17. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES OR ENDANGERED SPECIES HABITATS, UNLESS SPECIFIED.
18. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
19. THIS SURVEY MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.
20. THE OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN TO THIS SURVEYOR.
21. MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
22. ONE FOOT CONTOUR INTERVALS ARE SHOWN HEREON.



ABBREVIATIONS LEGEND:

ADJ	ADJUSTED
(A)	CALCULATED DATA
COA	CERTIFICATE OF AUTHORIZATION
CCR	CERTIFIED CORNER RECORD
(D)	DEED DATA
E.D.M.	ELECTRONIC DISTANCE MEASUREMENT
EL/ELEV	ELEVATION
FAC	FLORIDA ADMINISTRATIVE CODE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
G.P.R.	GROUND PENETRATING RADAR
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED DATA
NAD	NORTH AMERICAN DATUM
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(P)	PLAT DATA
(P-C)	PLAT CALCULATED
(R)	RECORDED DATA
RTK	REAL TIME KINEMATICS
R/W	RIGHT-OF-WAY
SEC	SECTION
S.U.E.	SUBSURFACE UTILITY ENGINEERING
(TYP)	TYPICAL
U.S.	UNITED STATES

LINE LEGEND:

- ST — STORM DRAIN PIPE
- OH-E — OVERHEAD POWER LINE
- FOC — FIBER OPTIC CABLE
- CHAINLINK FENCE
- WOODEN FENCE
- WROUGHT IRON FENCE
- RIGHT OF WAY LINE
- 51 — MINOR CONTOUR LINE
- 50 — MAJOR CONTOUR LINE

TREE LEGEND:

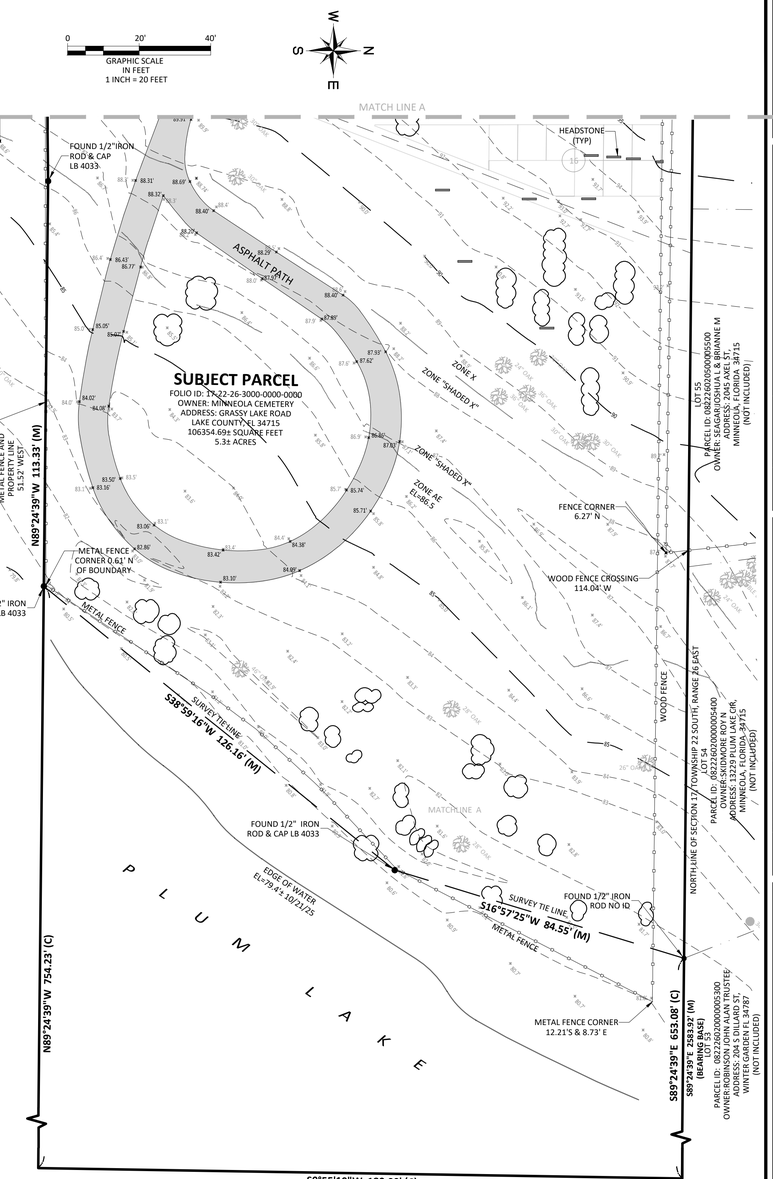
- UNKNOWN TREE SPECIES
- OAK TREE
- PINE TREE

HATCH LEGEND:

- ASPHALT SURFACE
- CONCRETE SURFACE
- HEADSTONE (TYPICAL)
- DIRT SURFACE
- UNKNOWN UNDERGROUND ANOMALIES

SYMBOLS LEGEND:

- E — ELECTRIC RISER
- FO — FIBER OPTIC MARKER
- GUY WIRE ANCHOR
- LIGHT POLE
- ELECTRIC CONTROL PANEL
- D — STORM DRAIN MANHOLE
- S — SANITARY MANHOLE
- WOOD UTILITY POLE
- V — UTILITY VAULT
- STREET SIGN
- SANITARY VALVE
- WATER VALVE
- WATER METER
- RECLAIMED WATER VALVE



PROJECT INFORMATION:

FIELD DATE: 10/07/25
PARTY CHIEF: AG
DRAWN BY: ELM
CHECKED BY: KR & JMP
APPROVED BY: JMP
JOB NUMBER: 25-0210.000
DRAWING: 25-0210.00 MINNEOLA CEMETARY - BOUNDARY TOPO.dwg
DRAWING DATE: 10/29/2025
FIELD BOOK: 657 PG 145-149

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS BOUNDARY SURVEY CONFORMS WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John M Pulice

Digitally signed by John M Pulice
DN: CN=John M Pulice, O=KPMFranklin, C=US
Date: 2025.11.04 15:29:22 -05'00'

JOHN MILLER PULICE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS6811
NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET,
KISSIMMEE, FL 32741
PHONE (407)846-1216
COA 32059 LB 6605

REVNO.	DATE	
10	DATE:	
9	DATE:	
8	DATE:	
7	DATE:	
6	DATE:	
5	DATE:	
4	DATE:	
3	DATE:	UPDATED MONUMENTATION
2	DATE: 11/4/25	ADJUSTED ELEVATION DATUM TO LAKE COUNTY BENCHMARK DATA
1	DATE: 11/3/25	

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

MINNEOLA CEMETERY LAKE COUNTY, FLORIDA

CAUTION
0 1/2 1
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DATE:	10-29-2025
JOB NO:	25-0210.000
DESIGN:	
DRAWN:	ELM
APPROVED:	JMP
SHEET NO:	1 OF 1
REV:	2

S:___PROJECT SURVEY PROJECTS\25-0210.000 MINNEOLA CEMETERY\DWG (SURVEY)\25-0210.00 MINNEOLA CEMETARY - BOUNDARY TOPO.DWG - 11/4/2025 3:25 PM

McKIM&CREED
ENGINEERS SURVEYORS PLANNERS
7003 University Blvd Winter Park, FL 32792
P:(321)223-9940

FIELD SKETCH: SHEET 1 OF 1

M&C Proj: 083490124
Work Order #: CEMTRY
Project Address: Grassy Lake Rd &Pearl St, Minneola, FL
White Lined:
Owners Name: **Owners Phone #:**
Owners Address: **Owners Permission:**

List Access Issues:
Which Vacuum Equipment Should Be Used:
Owners E-mail:
Crew: Gary Schmidt **Date:** 10/17/2025

NOTES:
1. Locate paint & flags good for 30 days.
2. All natural ground/dirt/grass conflicts need to be spot dug and verified by bore crew.
3. If running line changes and is different from white-line in the field, please call.
4. If nothing is found underneath our locates, while spot digging, please call.
5. If additional utilities are found but not located/painted and flagged, please call.
6. Contractor needs to verify pipe size and depths of all gravity systems, storm and sanitary sewers.



McKIM&CREED
ENGINEERS SURVEYORS PLANNERS

LEGEND : LINETYPES

B.E.----B.E.----B.E.----B.E.-- Underground Electric	-BORE—BORE—BORE—— Underground Bore
FO----FO----FO----FO----FO-- Underground Fiber Optic	-IRR-IRR-IRR-IRR-IRR—— Underground Irrigation
TV----TV----TV----TV----TV-·—— Underground Cable/TV	-FM-FM-FM-FM-FM-FM— Underground Force Main (SAN)
T----T----T----T----T----T----T-- Underground Telephone	CDB-CDB-CDB-CDB-CDB- Underground Communication Duct
-GAS—GAS—GAS—GAS- Underground Gas	-TSF-TSF-TSF-TSF-TSF- Underground Traffic Signal Fiber
STM-STM-STM-STM—— Underground Storm Sewer	-TSE-TSE-TSE-TSE-TSE- Underground Traffic Signal Electric
-W—W—W—W—W- Underground Water	RFD-RFD-RFD-RFD-RFD- Underground Roof Drain
RWM-RWM-RWM-RWM Underground Reclaimed Water	-CWM-CWM-CWM-CWM- Underground Chilled Water
-UNK-UNK-UNK-UNK- Underground Unknown	EC-EC-EC-EC-EC-EC-EC- Underground Empty Conduit
EDB-EDB-EDB-EDB-EDB- Underground Electric Duct	SAN—SAN—SAN—SAN- Underground Sanitary/Gravity Sewer

LEGEND : SYMBOLS

Meter
Vent
Transformer (TR)
Vault
Cabinet
Switch Gear (SG)
Air Release Valve (ARV)
Gas Test Station (GTS)
Gas Pressure Release (GPR)
Well (W)
Pedestal (P)
End of Utility
Cleanout
Fire Hydrant
Backflow Preventer

Handhole (HH)
Test Hole
Marker (M)
Continuation Line
End of Information (EOI)
Flat Grate Inlet
Valve
Splice Box (X)
Guy Anchor
North Arrow (N, W, E, S)
Manhole
Lightpole
Utility Pole


Grassy Lake Rd
Grassy Lake Rd
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
17 18 19 20 21 22 23 24 25 26 27 28 29 30
Google

Locate Photos





































Locate Photos





































McKIM&CREED
ENGINEERS SURVEYORS PLANNERS

Job Hazard Analysis (JHA)

Land Services – Surveying, revised 6/14/17

1. Date/Time: 10/17/2025 Prepared By: Gary Schmidt Duke Energy Project/Site:_____ Employee in Charge/Phone#: Gary Schmidt / 352-459-7132
2. Address for 911 Response/County: Grassy Lake Rd & Pearl St, Mineola, Who is the designated 911 caller? Gary Schmidt /backup caller? n/a
3. Nearest Hospital/Emergency Room/Urgent Care AVI Southlake Hospital, In case of emergency muster location Truck
4. AED/First Aid/Burn Kit location: Truck, Fire Extinguisher location Truck, Who is the hydration monitor? Gary Schmidt
5. If working alone, who is your Safety Buddy (this person should know your location and return time) Chris Ash Phone: 352-536-0226
6. Discuss work to be performed (brief description) locate for bore
   a. Is everyone qualified/competent in the tasks they are assigned ■ Y ☐ N
   b. Is everyone focused (mentally and physically prepared to work) ■ Y ☐ N
   c. Confined/Enclosed space entry required? ☐ Y ■ N If yes, is form completed? ☐ Y ☐ N Air Test? ☐ Y ☐ N
   d. Identify/Establish work zone? ■ Y ☐ N Set-up traffic control, as needed? ☐ Y ☐ N/A
   e. Are there any other work groups in the area? ☐ Y ■ N, Who? _____ , If yes, have they been notified? ☐ Y ☐ N
   f. Are there any environmental concerns? ☐ Y ■ N If yes, identify_____
7. Identify hazards/risks (i.e. pathway, above, adjacent, energized components, poles/structure condition, etc.) & barriers to mitigate/remove this as well as the person responsible for mitigating the hazards.

TASK	IDENTIFY POTENTIAL HAZARDS	CONTROLS / MITIGATION / PPE	WHO
driving	distracted/reckless drivers	maintain safe following distance	ALL
locating	bees/wasps	steer clear of stinging insects	ALL
locating	trips falls	watch footing	ALL
locating	dehydration	drink plenty of fluids	ALL

8. Check PPE (Personal Protective Equipment) required for the job:

■ Hard Hat	■ Safety Glasses Z87 rated	■ Gloves	■ EH Safety Shoes	☐ FR Clothing
☐ Hearing Protection	■ Reflective Traffic Vest	☐ Fall Protection	☐ Respirators	☐ Insect Repellent
☐ Sun block	☐ Knee Pads	☐ Chainsaw Chaps	☐ Other PPE_____	■ PPE in good condition?

I acknowledge by my signature below I participated in development, agree with, understand & will comply with this JHA.

Attendee (printed name)	First Review (initials) Time:	Second Review (initials) Time/Reason:	Third Review (initials) Time/Reason:	Post Job Review (initials)
Gary Schmidt	GS	GS	GS	GS

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 9.
Subject Title: Ordinance 2026-14 Fire Impact Fee - *Second Reading - Request to Table Until August 18, 2026*

Objective:
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.

Summary:
Addtional resources required to provide services to new development should not be born by existing residents. With the huge amount of development in the Mountain CRA, we are required to provide another fully equipped and staffed fire station. The increase in impact fees will help cover the costs.

Exhibits:
1. Ord 2026-14 Fire Impact Fee
2. Minneola Fees 6.18.26
3. Affidavit

Options:
1. Approve the Ordinance as presented.
2. Approve the Ordinance with Conditions.
3. Postpone the decision.
4. Deny approval of the Ordinance.

Fiscal Impact:
Undetermined.

P & Z Recommendation:
N/A

Staff Recommendation:

Staff recommends approval.

ORDINANCE 2026-14

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.

WHEREAS, the City of Minneola has determined that fire protection impact fees are necessary to help pay for a portion of the costs of new or expanded fire, rescue, and prevention and suppression capital facilities and equipment attributable to new construction within the City limits; and

WHEREAS, the City of Minneola accordingly adopted a fire protection impact fee pursuant to Ordinance 2005-36; and

WHEREAS, the City of Minneola has obtained an impact fee study prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026, which found that the fire protection impact fee should be increased as set forth herein; and

WHEREAS, the City Council of the City of Minneola finds and determines that the calculation of the impact fee set forth in the study is based on the most recent and localized data; and

WHEREAS, the City of Minneola desires to increase the fire protection impact fee as set forth in the Study and provided herein; and

WHEREAS, the City of Minneola has provided notice in accordance with Section 163.31801 of the Florida Statutes; and

WHEREAS, the City of Minneola desires to adopt this Ordinance 2026-14.

NOW THEREFORE, be it ordained by the City Council of the City of Minneola, Florida:

Section 1. The study regarding fire protection impact fees prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026 (the "Study") has been submitted to the City Council and discussed at public meetings and sets forth a reasonable methodology and

analysis for the determination of the impact of new development on the need for and costs of additional fire protection facilities and equipment within the City of Minneola. City of Minneola City Council hereby adopts those findings set forth in the Study relating to the City of Minneola's fire protection impact fee.

Section 2. Section 42-138 of the City of Minneola Code of Ordinances is hereby amended to read as follows:

Sec. 42-138.Fee Schedule.

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$596.94	$660.63	$731.11	$809.10
Multi-Family	Dwelling	0.75	$447.71	$495.47	$548.33	$606.83
Nonresidential						
Office	1,000 sf	0.5586	$333.44	$369.01	$408.38	$451.95
Retail	1,000 sf	1.3736666	$819.97	$907.46	$1,004.27	$1,111.41
Institutional	1,000 sf	0.73566	$439.14	$485.99	$537.84	$595.22
Industrial	1,000 sf	0.33195	$198.15	$219.29	$242.68	$268.57

Section 3.

The City has published notice of the impact fees provided for in this Ordinance in a newspaper of general circulation no less than ninety (90) days before the effective date of this Ordinance pursuant to Florida Statute section 163.31801.

Section 4.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 5.

This Ordinance shall be codified and included in the City of Minneola Municipal Code by the appropriate party. The section of this ordinance may be renumbered or relettered, and the word "ordinance" may be changed to "Section," ":article," or other appropriate designation.

Section 6.

This Ordinance shall become effective as of October 20, 2026 pursuant to F.S. 163.31801.

PASSED AND ORDAINED this _____ day of _____, 2026 by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

Development Impact Fee Report

Prepared for:

Minneola, Florida

June 18, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

4701 Sangamore Road, Suite S240
Bethesda, MD
301.320.6900
www.tischlerbise.com

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EXECUTIVE SUMMARY

Minneola, Florida, contracted with TischlerBise to update their impact fees pursuant to Florida Statutes §163.31801. Cities in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. All data used in this report is most recent and localized data available in the past four (4) years. This impact fee study includes the following components:

1. Parks and Recreation
2. Fire
3. Police

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida cities to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. St. Johns City v. Northeast Florida Builders Association (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."[1]

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." §163.31801(2), Fla. Stat. The statute—concerned mostly with procedural and methodological limitations—did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already.

Subsequent amendments to the Act in 2009 removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," St. Johns City, 583 So.2d at 637 (quoting Hollywood, Inc. 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

[1] Citing Home Builders & Contractors Association v. Palm Beach City., 446 So.2d 140 (Fla. 4th DCA 1984); Hollywood, Inc. v. Broward County, 431 So.2d 606 (Fla. 4th DCA 1983).

Other amendments to the Florida Impact Fee Act, House Bill 337 (2021) and most recently Senate Bill 1080 (2025) provided further definition for infrastructure, revised requirements for crediting contributions against the collection of impact fees, and restricted impact fee increases. **Among the increase restrictions, an adopted increase of 25 percent or less must be phased over two years; increases between 25-50 percent must be phased over four years; no increase can exceed 50 percent without a finding of extraordinary circumstances; and impact fees cannot be increased more than once every four years.** The restrictions can be bypassed if the jurisdiction complies with the impact fee rational nexus test; can demonstrate extraordinary circumstances; holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and is approved by a unanimous vote of the governing body. An impact fee increase approved under the extraordinary circumstances requirement "must be implemented in at least two but not more than four equal annual increments;" and an impact fee rate may not be increased beyond the phase-in limitations "if the local government has not increased the impact fee within the past 5 years" (discounting years in which the local government is prohibiting from increasing an impact fee because it is located in a hurricane disaster area).

Minneola is updating impact fees for park and recreation, fire, and law enforcement to fund capital facilities needed to meet the demand created by future development. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Minneola develop, or as existing uses expand, the demand imposed upon Minneola for additional capital facilities increases proportionately.

The need for additional capacity for future development is further shown through an established level-of-service standard and Minneola's existing capital improvement plan. Capital facilities necessary to provide this infrastructure standard have been provided by Minneola to date; however, Minneola will need to continue to provide new development with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing development, but rather by future development.

Furthermore, through the implementation of Minneola's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Minneola's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for capital facilities necessary to accommodate future development.

Finally, there are several steps Minneola will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through a Capital Improvement Plan (CIP). Also, Minneola will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Minneola's fees were last updated. The ordinance update should address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other city and state law requirements.

INTRODUCTION TO IMPACT FEES

Impact fees are one-time payments used to fund capital improvements necessitated by future development. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering impact fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

Conceptual Impact Fee Calculation

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and / or park amenities.

Required Findings

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: **"need," "benefit,"** and **"proportionality."** The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

Impact Fee Methodologies

Impact fees for the capital facilities made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate impact fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of capital facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee methodology. There are two types of credits with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program.

IMPACT FEE COMPONENTS

Figure 1 summarizes the methods and cost components used for each type of public facility in the City's impact fee update. Based on conversations with City staff, it has been determined that all impact fees in this report will serve at a citywide level. Each chapter details residential (i.e., population) and nonresidential (i.e., jobs and nonresidential vehicle trips) factors used to allocate demand and cost for facilities.

Figure 1. Fee Methodologies and Cost Components

Fee Component	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Parks and Recreation	Citywide	N/A	Park Land, Park Amenities, Recreation Centers	N/A	Population
Fire	Citywide	N/A	Fire Facilities, Fire Facilities Land, Fire Apparatus	N/A	Population, Vehicle Trips
Police	Citywide	N/A	Police Facilities, Police Vehicles, Police Equipment	N/A	Population, Vehicle Trips

ROUNDING

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Current Impact Fees

Shown below, Figure 2 includes impact fees currently assessed by Minneola. Current impact fees for residential development are assessed per housing unit, based on the type of unit, and nonresidential fees are assessed per 1,000 square feet of floor area, based on the land use.

Figure 2: Current Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Single Family	Housing Unit	$410	$539	$191	$1,141
Multi-Family	Housing Unit	$307	$405	$144	$855

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Industrial	1,000 Sq Ft	$0	$179	$64	$243
Commercial	1,000 Sq Ft	$0	$741	$263	$1,004
Office & Other Services	1,000 Sq Ft	$0	$301	$107	$408
Institutional	1,000 Sq Ft	$0	$397	$141	$538

Maximum Supportable Impact Fees

Figure 3 includes the maximum supportable impact fees for new development in Minneola. Impact fees for residential development will be assessed per dwelling unit, based on the type of unit, and nonresidential fees will be assessed per 1,000 square feet of floor area, based on the land use. For unique development types, Minneola may allow or require an independent impact fee assessment. Note that these are the maximum supportable impact fees based on the current costs and levels of service. Any impact fee ordinance must be in accordance with Florida state law and either follow the ordained increase phase-in or undergo the extraordinary circumstances approval process.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Single Family	Housing Unit	$5,325	$2,157	$246	$7,728
Multi-Family	Housing Unit	$1,571	$637	$73	$2,281

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Industrial	1,000 Sq Ft	$0	$579	$61	$640
Commercial	1,000 Sq Ft	$0	$3,862	$405	$4,267
Office & Other Services	1,000 Sq Ft	$0	$1,259	$132	$1,391
Institutional	1,000 Sq Ft	$0	$1,721	$180	$1,901

Difference Between Current Fees and Maximum Supportable Fees

The Florida Impact Fee Act places limitations on how much local governments, school districts, or special districts may increase an impact fee. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted. An impact fee increase in excess of 50 percent of the current impact fee rate must be demonstrated by the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

Figure 4: Difference Between Current Fees and Maximum Supportable Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	$4,915	$1,618	$55	$6,587
Multi-Family	Housing Unit	$1,264	$232	($71)	$1,426

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	$0	$400	($3)	$397
Commercial	1,000 Sq Ft	$0	$3,121	$142	$3,263
Office & Other Services	1,000 Sq Ft	$0	$958	$25	$983
Institutional	1,000 Sq Ft	$0	$1,324	$40	$1,364

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	1199%	300%	29%	577%
Multi-Family	Housing Unit	412%	57%	-49%	167%

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	0%	223%	-4%	164%
Commercial	1,000 Sq Ft	0%	421%	54%	325%
Office & Other Services	1,000 Sq Ft	0%	318%	23%	241%
Institutional	1,000 Sq Ft	0%	334%	28%	254%

PARKS AND RECREATION IMPACT FEE

The Parks and Recreation Impact Fee includes three components:

1. Park Land
2. Park Amenities
3. Recreation Centers

DEMAND UNITS AND PROJECTED GROWTH

The residential impact fees are calculated per housing unit and based on the number of persons per housing unit. Minneola's current population includes 22,214 persons. Over the next ten years there is a projected increase of 12,975 housing units and 33,204 persons in Minneola. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed the proportionate share of the capital cost needed to provide capital facilities for new development. The parks and recreation impact fee allocates 100 percent of the cost of capital facilities to residential development because it is residential development that generates the demand for parks and recreation facilities. The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on unit type.

LEVEL-OF-SERVICE ANALYSIS

Park Land – Incremental Expansion

Figure 5 shows the existing level of service for park land. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0030 acres per person (66.6 acres / 22,214 persons). Based on conversations with City staff, the land cost is $450,000 per acre, and this yields a cost of $1,349.35 per person ($450,000 per acre X 0.0030 acres per person).

Figure 5. Existing Level of Service for Park Land

Existing Park Land	Acres
City Park	0.6
Community Garden Park	2.2
MAC	26.3
Minneola Trail Right of Way	1.9
Park Property (Oak Valley)	0.8
Park Property (Quail Valley)	13.5
Trail Head Park	12.0
Trail Head Park (Wet Land)	6.7
Trail Right of Way	2.7
Total	66.6

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	66.6
Residential	
Residential Share	100%
2026 Population	22,214
Acres per Person	0.0030
Cost per Person	$1,349.35

Source: Minneola Parks and Recreation Department

Park Amenities – Incremental Expansion

Figure 6 shows the level of service for park amenities. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0065 units per person (144 units / 22,214 persons). The average cost of existing park amenities is $47,273 per unit, and this yields a cost of $306.44 per person ($47,273 per unit X 0.0065 units per person).

Figure 6. Existing Level of Service for Park Amenities

Existing Amenity	Units	Unit Cost	Total Cost
Baseball Field	6	$151,054	$906,322
Basketball Court	5	$53,787	$268,933
Benches	29	$1,879	$54,501
Bicycle Rack	3	$996	$2,989
Bleachers	5	$22,338	$111,690
Boardwalk	1	$111,352	$111,352
Concession Stand	1	$25,000	$25,000
Drinking Fountain	3	$1,500	$4,500
Garden Shed	1	$50,000	$50,000
Gazebo	3	$18,331	$54,993
Pavilion	3	$132,155	$396,466
Pickleball Court	6	$8,012	$48,070
Playground	3	$877,581	$2,632,743
Restroom	2	$150,000	$300,000
Skate Park	1	$500,000	$500,000
Table	11	$3,500	$38,500
Tennis Court	2	$15,000	$30,000
Irrigation Well	1	$100,000	$100,000
MAC Lights	8	$125,000	$1,000,000
Trash Can	50	$3,424	$171,203
Total	144	$47,273	$6,807,262

Cost Factors	
Average Cost per Unit	$47,273

Level-of-Service (LOS) Standards	
Existing Units	144
Residential	
Residential Share	100%
2026 Population	22,214
Units per Person	0.0065
Cost per Person	$306.44

Source: Minneola Parks and Recreation Department

Recreation Centers – Incremental Expansion

Figure 7 shows the level of service for recreation centers. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.1801 square feet per person (4,000 square feet / 22,214 persons). The average cost per square foot of existing recreation centers is $500 per square foot, and this yields a cost of $90.03 per person ($500 per square foot X 0.1801 square feet per person).

Figure 7. Existing Level of Service for Recreation Centers

Existing Recreation Center	Square Feet
Gym	4,000
Total	4,000

Cost Factors	
Cost per Square Foot	$500

Level-of-Service (LOS) Standards	
Existing Square Feet	4,000
Residential	
Residential Share	100%
2026 Population	22,214
Square Feet per Person	0.1801
Cost per Person	$90.03

Source: Minneola Parks and Recreation Department

PROJECTED DEMAND FOR PARKS AND RECREATION INFRASTRUCTURE

Park Land

Figure 8 shows projected demand for park land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 99.6 acres of park land (33,204 additional persons X 0.0030 acres per person). Based on the cost per acre of $450,000, the total projected growth-related expenditure on park land is $44,803,876 (99.6 acres X $450,000 per acre).

Figure 8. Projected Demand for Park Land

Type of Infrastructure		
Park Land		
Level of Service		
0.0030	Acres	per Person
Unit Cost		
$450,000	per Acre	

Demand for Park Land		
Year	Population	Acres
2026	22,214	66.6
2027	25,504	76.5
2028	28,828	86.4
2029	32,152	96.4
2030	35,475	106.4
2031	38,799	116.3
2032	42,123	126.3
2033	45,447	136.3
2034	48,770	146.2
2035	52,094	156.2
2036	55,418	166.2
10-Yr Increase	33,204	99.6
Growth-Related Expenditures		$44,803,876

Park Amenities

Figure 9 shows projected demand for park amenities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for 215.2 units of park amenities (33,204 additional persons X 0.0065 units per person). Based on the cost of $47,273 per unit, the total projected growth-related expenditure on park amenities is $10,175,040 (215.2 units X $47,273 per unit).

Figure 9. Projected Demand for Park Amenities

Type of Infrastructure		
Park Amenities		
Level of Service		
0.0065	Units	per Person
Unit Cost		
$47,273	per Unit	

Demand for Park Amenities		
Year	Population	Units
2026	22,214	144.0
2027	25,504	165.3
2028	28,828	186.9
2029	32,152	208.4
2030	35,475	230.0
2031	38,799	251.5
2032	42,123	273.1
2033	45,447	294.6
2034	48,770	316.1
2035	52,094	337.7
2036	55,418	359.2
10-Yr Increase	33,204	215.2
Growth-Related Expenditures		$10,175,040

Recreation Centers

Figure 10 shows projected demand for recreation centers. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 5,979 square feet of recreation centers (33,204 additional persons X 0.1801 square feet per person). Based on the cost of $500 per square foot, the total projected growth-related expenditure on recreation centers is $2,989,466 (5,979 square feet X $500 per square foot).

Figure 10. Projected Demand for Recreation Centers

Type of Infrastructure		
Recreation Centers		
Level of Service		
0.1801	Square Feet	per Person
Unit Cost		
$500	per Square Foot	

Demand for Recreation Centers		
Year	**Population**	**Square Feet**
2026	22,214	4,000.0
2027	25,504	4,592.4
2028	28,828	5,190.9
2029	32,152	5,789.4
2030	35,475	6,387.9
2031	38,799	6,986.4
2032	42,123	7,584.9
2033	45,447	8,183.4
2034	48,770	8,781.9
2035	52,094	9,380.4
2036	55,418	9,978.9
10-Yr Increase	33,204	5,978.9
Growth-Related Expenditures		$2,989,466

CREDIT

Minneola currently has no debt service or dedicated General Fund revenue allocated to the expansion of parks and recreation, as such there is no need for a credit to be applied.

PARKS AND RECREATION IMPACT FEE

Figure 11 summarizes cost factors for the updated Parks and Recreation Impact Fee. Maximum supportable fees per housing unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, the single-family fee of $5,325 (rounded) is based on an average of 3.05 persons per housing unit multiplied by a total capital cost of $1,745.82 per person.

Figure 11. Maximum Supportable Parks and Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$1,349.35
Park Amenities	$306.44
Recreation Centers	$90.03
Total	$1,745.82

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Difference
Single Family	Housing Unit	3.05	$5,325	$410	$4,915
Multi-Family	Housing Unit	0.90	$1,571	$307	$1,264

1. See Land Use Assumptions

PARKS AND RECREATION IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the parks and recreation impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 12, projected impact fee revenues are approximately $58.0 million and projected expenditures are approximately $58.0 million over the next 10 years. Because the incremental methodology was used for every component of the parks and recreation impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential construction, the projected parks and recreation fee revenue shown below may change.

Figure 12. Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$44,803,876	$0	$44,803,876
Park Amenities	$10,175,040	$0	$10,175,040
Recreation Centers	$2,989,466	$0	$2,989,466
Total	$57,968,382	$0	$57,968,382

		Single Family $5,325 per unit	Multi-Family $1,571 per unit
Year		Hsg Unit	Hsg Unit
Base	2026	7,040	787
Year 1	2027	8,043	1,082
Year 2	2028	9,046	1,376
Year 3	2029	10,048	1,671
Year 4	2030	11,051	1,966
Year 5	2031	12,054	2,261
Year 6	2032	13,057	2,555
Year 7	2033	14,060	2,850
Year 8	2034	15,062	3,145
Year 9	2035	16,065	3,439
Year 10	2036	17,068	3,734
10-Year Increase		10,028	2,947
Projected Revenue		$53,396,603	$4,630,438

Projected Fee Revenue	$58,027,041
Total Expenditures	$57,968,382

FIRE IMPACT FEE

The Fire Impact Fee includes three components:

1. Fire Facilities
2. Fire Facilities Land
3. Fire Apparatus

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Fire impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 13. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 13. Fire Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Fire Facilities – Incremental Expansion

Figure 14 shows the level of service for fire facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.6276 square feet per person (16,796 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.2853 square feet per vehicle trip (16,796 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost per square foot to construct fire facilities is $800. This yields a cost of $502.05 per person ($800 per square foot X 0.6276 square feet per person) and a cost of $228.27 per nonresidential vehicle trip ($800 per square foot X 0.2853 square feet per vehicle trip).

Figure 14. Existing Level of Service for Fire Facilities

Description	Square Feet
Station 89	16,796
Total	16,796

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	16,796
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.6276
Cost per Person	$502.05
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.2853
Cost per Vehicle Trip	$228.27

Source: Minneola Fire Department

Fire Facilities Land – Incremental Expansion

Figure 15 shows the level of service for fire facilities land. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0654 acres per thousand persons (1.75 acres X 83 percent residential share / 22,214 persons X 1,000). For nonresidential development, the existing level of service is 0.0297 acres per thousand vehicle trips (1.75 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips X 1,000). Based on conversations with City staff, the land cost per acre is $450,000. This yields a cost of $29.42 per person ($450,000 per acre X 0.0654 acres per thousand persons / 1,000) and a cost of $13.38 per nonresidential vehicle trip ($450,000 per acre X 0.0297 square feet per thousand vehicle trips / 1,000).

Figure 15. Existing Level of Service for Fire Facilities Land

Description	Acres
Station 89	1.75
Total	1.75

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	1.75
Residential	
Residential Share	83%
2026 Population	22,214
Acres per 1,000 Persons	0.0654
Cost per Person	$29.42
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per 1,000 Vehicle Trips	0.0297
Cost per Vehicle Trip	$13.38

Source: Minneola Fire Department

Fire Apparatus – Incremental Expansion

Figure 16 shows the level of service for fire apparatus. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0005 units per person (13 apparatus units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0002 units per vehicle trip (13 apparatus units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing fire apparatus units is $362,115, this yields a cost of $175.89 per person ($362,115 per apparatus unit X 0.0005 units per person) and a cost of $79.97 per nonresidential vehicle trip ($362,115 per apparatus unit X 0.0002 units per vehicle trip).

Figure 16. Existing Level of Service for Fire Apparatus

Description	Units	Unit Cost	Total Cost
Brush	1	$215,000	$215,000
Car	2	$28,000	$56,000
Chief	3	$55,333	$166,000
Engine	2	$1,100,000	$2,200,000
Light Rescue	1	$58,000	$58,000
Prevention	1	$27,500	$27,500
Tower	1	$1,900,000	$1,900,000
Utility	2	$42,500	$85,000
Total	13	$362,115	$4,707,500

Cost Factors	
Average per Unit	$362,115

Level-of-Service (LOS) Standards	
Existing Units	13
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0005
Cost per Person	$175.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	$79.97

Source: Minneola Fire Department

PROJECTED DEMAND FOR FIRE INFRASTRUCTURE

Fire Facilities

Figure 17 shows projected demand for fire facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20,838 square feet of fire facilities (33,204 additional persons X 0.6276 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6,160 square feet of fire facilities (21,590 additional vehicle trips X 0.2853 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on fire facilities is approximately $21,598,331 (26,998 square feet X $800 per square foot).

Figure 17. Projected Demand for Fire Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.6276 Square Feet	per Person	$800
	0.2853 Square Feet	per Vehicle Trip	

Demand for Fire Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	13,941	2,855	16,796
2027	25,504	12,163	16,005	3,471	19,476
2028	28,828	14,322	18,091	4,087	22,178
2029	32,152	16,482	20,177	4,703	24,880
2030	35,475	18,641	22,263	5,319	27,582
2031	38,799	20,800	24,349	5,935	30,284
2032	42,123	22,960	26,435	6,551	32,986
2033	45,447	25,119	28,521	7,167	35,688
2034	48,770	27,278	30,607	7,783	38,390
2035	52,094	29,437	32,692	8,400	41,092
2036	55,418	31,597	34,778	9,016	43,794
10-Yr Increase	33,204	21,590	20,838	6,160	26,998
Growth-Related Expenditures			$16,670,076	$4,928,255	$21,598,331

Fire Facilities Land

Figure 18 shows projected demand for fire facilities land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 2.2 acres of fire facilities land (33,204 additional persons X 0.0654 acres per thousand persons / 1,000). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 0.6 acres of fire facilities land (21,590 additional vehicle trips X 0.0297 acres per thousand vehicle trips / 1,000). Based on the cost of $450,000 per acre, the total projected growth-related expenditure on fire facilities land is approximately $1,265,829 (2.8 acres X $450,000 per acre).

Figure 18. Projected Demand for Fire Facilities Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities Land	0.0654 Acres	per 1,000 Persons	$450,000
	0.0297 Acres	per 1,000 Vehicle Trips	

Demand for Fire Facilities Land					
Year	Population	Vehicle Trips	Acres		
			Residential	Nonresidential	Total
2026	22,214	10,007	1.5	0.3	1.8
2027	25,504	12,163	1.7	0.4	2.0
2028	28,828	14,322	1.9	0.4	2.3
2029	32,152	16,482	2.1	0.5	2.6
2030	35,475	18,641	2.3	0.6	2.9
2031	38,799	20,800	2.5	0.6	3.2
2032	42,123	22,960	2.8	0.7	3.4
2033	45,447	25,119	3.0	0.7	3.7
2034	48,770	27,278	3.2	0.8	4.0
2035	52,094	29,437	3.4	0.9	4.3
2036	55,418	31,597	3.6	0.9	4.6
10-Yr Increase	33,204	21,590	2.2	0.6	2.8
Growth-Related Expenditures			$976,995	$288,834	$1,265,829

Fire Apparatus

Figure 19 shows projected demand for fire apparatus. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 16 units of fire apparatus (33,204 additional persons X 0.0005 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 5 units of fire apparatus (21,590 additional vehicle trips X 0.0002 units per vehicle trip). Based on the average cost of $362,115 per unit, the total projected growth-related expenditure on fire apparatus is approximately $7,566,842 (20.9 units X $362,115 per unit).

Figure 19. Projected Demand for Fire Apparatus

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.0005 Units	per Person	$362,115
	0.0002 Units	per Vehicle Trip	

Demand for Fire Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	10.8	2.2	13.0
2027	25,504	12,163	12.4	2.7	15.1
2028	28,828	14,322	14.0	3.2	17.2
2029	32,152	16,482	15.6	3.6	19.3
2030	35,475	18,641	17.2	4.1	21.3
2031	38,799	20,800	18.8	4.6	23.4
2032	42,123	22,960	20.5	5.1	25.5
2033	45,447	25,119	22.1	5.5	27.6
2034	48,770	27,278	23.7	6.0	29.7
2035	52,094	29,437	25.3	6.5	31.8
2036	55,418	31,597	26.9	7.0	33.9
10-Yr Increase	33,204	21,590	16.1	4.8	20.9
Growth-Related Expenditures			$5,840,258	$1,726,584	$7,566,842

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of fire, as such there is no need for a credit to be applied.

FIRE IMPACT FEE

Figure 20 summarizes cost factors for the updated Fire Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $2,157 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $707.36 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet will pay $3,862 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $321.62 per vehicle trip.

Figure 20. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	$502.05	$228.27
Fire Facilities Land	$29.42	$13.38
Fire Apparatus	$175.89	$79.97
Total	$707.36	$321.62

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	3.05	$2,157	$539	$1,618
Multi-Family	0.90	$637	$405	$232

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.80	$579	$179	$400
Commercial	12.01	$3,862	$741	$3,121
Office & Other Services	3.92	$1,259	$301	$958
Institutional	5.35	$1,721	$397	$1,324

1. See Land Use Assumptions

Fire Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the fire impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 21, projected impact fee revenues are approximately $30.5 million and projected expenditures are approximately $30.4 million over the next 10 years. Because the incremental methodology was used for every component of the fire impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected fire fee revenue shown below may change.

Figure 21. Projected Revenue from Fire Impact Fee

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	$21,598,331	$0	$21,598,331
Fire Facilities Land	$1,265,829	$0	$1,265,829
Fire Apparatus	$7,566,842	$0	$7,566,842
Total	$30,431,001	$0	$30,431,001

		Single Family $2,157 per unit	Multi-Family $637 per unit	Industrial $579 per 1,000 sq ft	Commercial $3,862 per 1,000 sq ft	Office & Other $1,259 per 1,000 sq ft	Institutional $1,721 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$21,630,396	$1,877,239	$1,005,104	$4,328,639	$597,531	$1,012,450

Projected Fee Revenue	$30,451,359
Total Expenditures	$30,431,001

POLICE IMPACT FEE

The Police Impact Fee includes three components:

1. Police Facilities
2. Police Vehicles
3. Police Equipment

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for police facilities, vehicles, and equipment, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Further details about growth projections are included in Appendix A: Land Use Assumptions.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Police impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 22. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 22. Police Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Police Facilities – Incremental Expansion

Figure 23 shows the level of service for police facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0374 square feet per person (1,000 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0170 square feet per vehicle trip (1,000 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost to construct police facilities is $800 per square foot. This yields a cost of $29.89 per person ($800 per square foot X 0.0374 square feet per person) and a cost of $13.59 per nonresidential vehicle trip ($800 per square foot X 0.0170 square feet per vehicle trip).

Figure 23. Existing Level of Service for Police Facilities

Existing Facility	Square Feet
Police Space	1,000
Total	1,000

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	1,000
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.0374
Cost per Person	$29.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.0170
Cost per Vehicle Trip	$13.59

Source: Minneola Police Department

Police Vehicles – Incremental Expansion

Figure 24 shows the level of service for police vehicles. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0006 vehicles per person (16 vehicles X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0003 vehicles per vehicle trip (16 vehicles X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police vehicles is $61,000. This yields a cost of $36.47 per person ($61,000 per vehicle X 0.0006 vehicles per person) and a cost of $16.58 per nonresidential vehicle trip ($61,000 per vehicle X 0.0003 vehicles per vehicle trip).

Figure 24. Existing Level of Service for Police Vehicles

Description	Units	Unit Cost	Total Cost
Marked Vehicle	16	$61,000	$976,000
Total	16	$61,000	$976,000

Cost Factors	
Average Cost per Unit	$61,000

Level-of-Service (LOS) Standards	
Existing Units	16
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0006
Cost per Person	$36.47
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0003
Cost per Vehicle Trip	$16.58

Source: Apache Junction Police Department

Police Equipment – Incremental Expansion

Figure 25 shows the level of service for police equipment. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0024 units per person (64 equipment units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0011 units per vehicle trip (64 equipment units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police equipment units is $6,019. This yields a cost of $14.39 per person ($6,019 per equipment unit X 0.0024 units per person) and a cost of $6.54 per nonresidential vehicle trip ($6,019 per apparatus unit X 0.0011 units per vehicle trip).

Figure 25. Existing Level of Service for Police Equipment

Description	Units	Unit Cost	Total Cost
Uniform	16	$5,400	$86,400
Weapon	16	$3,625	$58,000
Radio	16	$6,650	$106,400
Body Camera & Computer	16	$8,400	$134,400
Total	64	$6,019	$385,200

Cost Factors	
Average Cost per Unit	$6,019

Level-of-Service (LOS) Standards	
Existing Units	64
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0024
Cost per Person	$14.39
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0011
Cost per Vehicle Trip	$6.54

Source: Minneola Police Department

PROJECTED DEMAND FOR POLICE INFRASTRUCTURE

Police Facilities

Figure 26 shows projected demand for police facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 1,241 square feet of police facilities (33,204 additional persons X 0.0374 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 367 square feet of police facilities (21,590 additional vehicle trips X 0.0170 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on police facilities is approximately $1,285,921 (1,607 square feet X $800 per square foot).

Figure 26. Projected Demand for Police Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Police Facilities	0.0374 Square Feet	per Person	$800
	0.0170 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	830	170	1,000
2027	25,504	12,163	953	207	1,160
2028	28,828	14,322	1,077	243	1,320
2029	32,152	16,482	1,201	280	1,481
2030	35,475	18,641	1,325	317	1,642
2031	38,799	20,800	1,450	353	1,803
2032	42,123	22,960	1,574	390	1,964
2033	45,447	25,119	1,698	427	2,125
2034	48,770	27,278	1,822	463	2,286
2035	52,094	29,437	1,946	500	2,447
2036	55,418	31,597	2,071	537	2,607
10-Yr Increase	33,204	21,590	1,241	367	1,607
Growth-Related Expenditures			$992,503	$293,418	$1,285,921

Police Vehicles

Figure 27 shows projected demand for police vehicles. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20 police vehicles (33,204 additional persons X 0.0006 vehicles per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6 police vehicles (21,590 additional vehicle trips X 0.0003 vehicles per vehicle trip). Based on the cost of $61,000 per vehicle, the total projected growth-related expenditure on police vehicles is approximately $1,568,824 (25.7 vehicles X $61,000 per vehicle).

Figure 27. Projected Demand for Police Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0006 Units	per Person	$61,000
	0.0003 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	13.3	2.7	16.0
2027	25,504	12,163	15.2	3.3	18.6
2028	28,828	14,322	17.2	3.9	21.1
2029	32,152	16,482	19.2	4.5	23.7
2030	35,475	18,641	21.2	5.1	26.3
2031	38,799	20,800	23.2	5.7	28.8
2032	42,123	22,960	25.2	6.2	31.4
2033	45,447	25,119	27.2	6.8	34.0
2034	48,770	27,278	29.2	7.4	36.6
2035	52,094	29,437	31.1	8.0	39.1
2036	55,418	31,597	33.1	8.6	41.7
10-Yr Increase	33,204	21,590	19.9	5.9	25.7
Growth-Related Expenditures			$1,210,853	$357,970	$1,568,824

Police Equipment

Figure 28 shows projected demand for police equipment. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 79 units of police equipment (33,204 additional persons X 0.0024 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 23 units of police equipment (21,590 additional vehicle trips X 0.0011 units per vehicle trip). Based on the average cost of $6,019 per unit, the total projected growth-related expenditure on police equipment is approximately $619,171 (103 units X $6,019 per unit).

Figure 28. Projected Demand for Police Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0024 Units	per Person	$6,019
	0.0011 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	53	11	64
2027	25,504	12,163	61	13	74
2028	28,828	14,322	69	16	85
2029	32,152	16,482	77	18	95
2030	35,475	18,641	85	20	105
2031	38,799	20,800	93	23	115
2032	42,123	22,960	101	25	126
2033	45,447	25,119	109	27	136
2034	48,770	27,278	117	30	146
2035	52,094	29,437	125	32	157
2036	55,418	31,597	133	34	167
10-Yr Increase	33,204	21,590	79	23	103
Growth-Related Expenditures			$477,890	$141,281	$619,171

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of police, as such there is no need for a credit to be applied.

POLICE IMPACT FEE

Figure 29 summarizes cost factors for the updated Police Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $246 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $80.75 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet wil pay $405 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $33.72 per vehicle trip.

Figure 29. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$29.89	$13.59
Police Vehicles	$36.47	$13.59
Police Equipment	$14.39	$6.54
Total	$80.75	$33.72

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	3.05	$246	$191	$55
Multi-Family	Housing Unit	0.90	$73	$144	($71)

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$61	$64	($3)
Commercial	1,000 Sq Ft	12.01	$405	$263	$142
Office & Other Services	1,000 Sq Ft	3.92	$132	$107	$25
Institutional	1,000 Sq Ft	5.35	$180	$141	$40

1. See Land Use Assumptions

POLICE IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the police impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 30, projected impact fee revenues are approximately $3.4 million and projected expenditures are approximately $3.5 million over the next 10 years. Because the incremental methodology was used for every component of the police impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected police fee revenue shown below may change.

Figure 30. Projected Revenue from Police Impact Fee

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$1,285,921	$0	$1,285,921
Police Vehicles	$1,568,824	$0	$1,568,824
Police Equipment	$619,171	$0	$619,171
Total	$3,473,916	$0	$3,473,916

Year		Single Family $246 per unit	Multi-Family $73 per unit	Industrial $61 per unit	Commercial $405 per unit	Office & Other $132 per unit	Institutional $180 per unit
		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$2,466,888	$215,131	$105,375	$453,927	$62,705	$106,075

Projected Fee Revenue	$3,410,101
Total Expenditures	$3,473,916

APPENDIX A: LAND USE ASSUMPTIONS

The Florida Impact Fee Act specifically requires that local governments adopting, collecting, and administering an impact fee must: "Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update;" and "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction."[2] This section of the report provides documentation of the Land Use Assumptions for Minneola Impact Fees to meet the above requirements.

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for Minneola, Florida. The current demographic estimates and future development projections will be used in the calculation of impact fees. Current demographic data estimates for 2025 are used in calculating levels of service (LOS) provided to existing development in Minneola.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include projections of population, housing units, employment, and nonresidential floor area. TischlerBise projects future development based on recent and emerging development trends. Development projections are summarized at the end of this document in Figure 41 and Figure 42. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Minneola will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years in Minneola, residential development projections indicate a population increase of 33,204 persons in 12,975 housing units. Nonresidential development projections indicate an employment increase of 6,739 jobs in approximately 3.9 million square feet of floor area.

[2] 2024 Florida Statutes, Sec. 163.31801 (4)(a) and (f).

RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Occupancy by Housing Type

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When using PPHU in the fee calculations, the analysis derives infrastructure standards using year-round population. When using PPH in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends Minneola impose impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For occupancy estimates in Minneola, single-family units include detached units, attached units, and mobile home units. Multi-family units include duplexes, structures with two or more units on an individual parcel of land, recreational vehicles, and all other units.

Figure 31 below shows the occupancy estimates for Minneola based on 2020-2024 American Community Survey 5-Year Estimates. Single-family units averaged 3.05 persons per housing unit and multi-family units averaged 0.90 persons per housing unit. The estimates shown below are used for housing unit mix factors and may not match population and housing unit estimates shown throughout this report.

Figure 31. Minneola Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family[1]	16,095	5,062	**3.18**	5,270	3.05	90.9%	3.95%
Multi-Family[2]	476	309	**1.54**	526	0.90	9.1%	41.25%
Total	16,571	5,371	**3.09**	5,796	2.86	100.0%	7.33%

Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates

1. Includes detached, attached (townhouse), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

Residential Estimates

Base year (2026) estimates of population and housing units are calculated from U.S. Census data and permit data from the City of Minneola. Figure 32 shows the number of approved residential permits each year from 2020 to 2025.

Figure 32. Approved Residential Permits

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single Family	Housing Unit	232	410	614	499	475	500	2,730	455
Multi-Family	Housing Unit	82	215	0	0	0	60	357	60
Total		314	625	614	499	475	560	3,087	515

Source: Minneola Planning Department

Permits each year were added to the 2020 U.S. Census Bureau housing unit totals to determine housing unit estimates each year from 2021 to 2026. The housing unit estimates were then converted into population estimates using the occupancy factors from Figure 31. The population and housing unit estimates from 2020 to 2026 are shown in Figure 33.

Figure 33. Residential Estimates

Minneola, Florida	2020	2021	2022	2023	2024	2025	2026
	Census						Base Year
Housing Units							
Single Family	4,310	4,542	4,952	5,566	6,065	6,540	7,040
Multi-Family	430	512	727	727	727	727	787
Total	**4,740**	**5,054**	**5,679**	**6,293**	**6,792**	**7,267**	**7,827**
Population							
Single Family	16,095	13,874	15,127	17,000	18,527	19,977	21,503
Multi-Family	476	464	658	658	658	658	711
Total	**16,571**	**14,338**	**15,785**	**17,658**	**19,184**	**20,634**	**22,214**

Source: U.S. Census Bureau, City of Minneola.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

The analysis projects housing units based on the current residential pipeline and calculates population estimates based on PPHU. According to the City of Minneola's current residential development pipeline, 10,028 single family units and 2,947 multi-family units are expected to be added over the next 10 years. Citywide population is projected to increase by 33,204 over the next 10 years. Population by type (single family and multifamily) is projected by applying the current allocation from the U.S. Census Bureau as shown in Figure 34.

Figure 34. Residential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Housing Units								
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**20,802**	**12,975**
Population								
Single Family	21,503	24,531	27,589	30,648	33,706	36,765	52,057	30,554
Multi-Family	711	974	1,239	1,504	1,769	2,034	3,361	2,650
Total	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**55,418**	**33,204**

Source: U.S. Census Bureau, American Community Survey (ACS) 2020-2024 Estimates; City of Minneola.

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure 35, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototypes used in the study reflect common uses in Minneola and average values. Prototypes are as follows: for industrial development, Light Industrial (ITE 110) with 1,117 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 439 square feet of floor area per employee. Institutional development uses Hospital (ITE 610) with 334 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 479 square feet of floor area per employee. Other categories are shown for informational purposes as well as to document demand factors for other nonresidential land uses that may be included in the fee schedule.

Figure 35. Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Estimates

ESRI Business Analyst 2025 employment estimates for Minneola include 2,045 jobs. This employment estimate includes 339 industrial jobs, 545 commercial jobs, 593 jobs related to office and other services, and 568 institutional jobs. Applying the employment density factors shown in Figure 35 to employment estimates shown in Figure 36 provides a nonresidential floor area estimate of approximately 1.09 million square feet.

Figure 36. Minneola 2025 Nonresidential Estimates

Development Type	2025 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2025 Estimated Floor Area[3]
Industrial[4]	339	17%	1,117	378,550
Commercial[5]	545	27%	479	260,893
Office & Other Services[6]	593	29%	439	260,526
Institutional[7]	568	28%	334	189,510
Total	2,045	100%		1,089,480

1. Esri Business Analyst Online, Business Summary, 2025.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).
3. TischlerBise calculation (2025 jobs X square feet per job).
4. Major sectors are Construction, Manufacturing; and Wholesale Trade.
5. Major sectors are Retail Trade; Accommodation & Food Services.
6. Major sectors are Healthcare and Social Assistance; Real Estate and Rental Leasing.
7. Major sectors are Public Administration; Educational Services.

Nonresidential permit data from the City of Minneola was used to establish base year estimates, in 2025 this data showed 502,379 square feet of newly constructed nonresidential floor area. This construction data yields a base year nonresidential floor area estimate of 1.59 million square feet. Applying the employment density factors shown in Figure 35 to the base year nonresidential floor area estimates provides a base year employment estimate of approximately 3,292 jobs. Figure 37 shows these estimates broken down by nonresidential land use type.

Figure 37. Minneola Base Year Nonresidential Estimates

Minneola, Florida	2025	2026
		Base Year
Employment		
Industrial	339	339
Commercial	545	1,035
Office & Other Services	593	738
Institutional	568	1,180
Total	**2,045**	**3,292**
Floor Area (Square Feet)		
Industrial	378,550	378,550
Commercial	260,893	495,527
Office & Other Services	260,526	324,205
Institutional	189,510	393,576
Total	**1,089,480**	**1,591,859**

Source: Esri Business Analyst, Institute of Transportation Engineers, City of Minneola.

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

TischlerBise projects future nonresidential development based on nonresidential pipeline data from the City of Minneola. The City projects 1.74 million square feet of industrial floor area, 1.12 million square feet of commercial floor area, and 475 thousand square feet of floor area for office and other services over the next 10 years. Institutional floor area is projected to increase at the rate of population, as is common practice. Employment density factors shown in Figure 35 are applied the nonresidential floor area projections to get employment projections.

Figure 38. Nonresidential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	339	494	650	805	961	1,116	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**10,031**	**6,739**
Floor Area (Square Feet)								
Industrial	378,550	552,143	725,736	899,329	1,072,922	1,246,515	2,114,481	1,735,931
Commercial	495,527	607,610	719,693	831,776	943,858	1,055,941	1,616,355	1,120,828
Office & Other Services	324,205	371,666	419,127	466,588	514,048	561,509	798,813	474,608
Institutional	393,576	451,868	510,757	569,646	628,535	687,423	981,868	588,291
Total	**1,591,859**	**1,983,287**	**2,375,313**	**2,767,338**	**3,159,364**	**3,551,389**	**5,511,517**	**3,919,658**

Source: Esri Business Analyst Online, Business Summary, 2025; Trip Generation, Institute of Transportation Engineers, 12th Edition(2025); City of Minneola.

AVERAGE WEEKDAY VEHICLE TRIPS

Some nonresidential impact fees are calculated using average weekday vehicle trips (AWVT).[3] Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025), which is the most recent edition. The prototypes used in the study reflect common uses in Minneola and average values. The prototype for industrial development is Light Industrial (ITE 110) which generates 3.60 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 7.83 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Hospital (ITE 610) and generates 10.70 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 36.39 average weekday vehicle trips per 1,000 square feet of floor area.

Figure 39. Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

[3] Per standard impact fee practice, the impact fee categories of Fire and Police use nonresidential vehicle trips as the demand factor for nonresidential land uses.

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes adjustments from ITE to make the fees proportionate to the infrastructure demand for each type of development.

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent per ITE because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure 40, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Minneola's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing nonresidential development citywide is estimated to attract 10,007 vehicle trips on an average weekday.

Figure 40. Average Weekday Vehicle Trips for Minneola

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2026 Dev Units	2026 Veh Trips
Industrial	KSF	110	3.60	50%	379	681
Commercial	KSF	820	36.39	33%	496	5,951
Office & Other Services	KSF	710	7.83	50%	324	1,269
Institutional	KSF	610	10.70	50%	394	2,106
Total						10,007

Sources: Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

DEVELOPMENT PROJECTIONS

Provided below is a summary of development projections used in the Impact Fee Report. Base year estimates for 2026 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure 41. Minneola Projections Summary

Minneola, Florida	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**42,123**	**45,447**	**48,770**	**52,094**	**55,418**	**33,204**
Housing Units												
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	13,057	14,060	15,062	16,065	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	2,555	2,850	3,145	3,439	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**15,612**	**16,910**	**18,207**	**19,505**	**20,802**	**12,975**
Employment												
Industrial	339	494	650	805	961	1,116	1,272	1,427	1,583	1,738	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	2,440	2,674	2,908	3,142	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,386	1,494	1,602	1,710	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,237	2,413	2,590	2,766	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**7,335**	**8,009**	**8,683**	**9,357**	**10,031**	**6,739**
Floor Area / Sq Ft (x1,000)												
Industrial	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other Services	324	372	419	467	514	562	609	656	704	751	799	475
Institutional	394	452	511	570	629	687	746	805	864	923	982	588
Total	**1,592**	**1,983**	**2,375**	**2,767**	**3,159**	**3,551**	**3,943**	**4,335**	**4,727**	**5,119**	**5,512**	**3,920**

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

AVERAGE WEEKDAY VEHICLE TRIP PROJECTIONS

TischlerBise uses the projections shown below for some nonresidential components of impact fees.

Figure 42. Minneola Average Weekday Vehicle Trips Summary

Minneola, Florida	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Increase
Industrial KSF	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial KSF	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other KSF	324	372	419	467	514	562	609	656	704	751	799	475
Institutional KSF	394	452	511	570	629	687	746	805	864	923	982	588
Industrial Trips	681	994	1,306	1,619	1,931	2,244	2,556	2,869	3,181	3,494	3,806	3,125
Commercial Trips	5,951	7,297	8,643	9,989	11,335	12,680	14,026	15,372	16,718	18,064	19,410	13,460
Office & Other Trips	1,269	1,455	1,641	1,827	2,012	2,198	2,384	2,570	2,756	2,942	3,127	1,858
Institutional Trips	2,106	2,417	2,733	3,048	3,363	3,678	3,993	4,308	4,623	4,938	5,253	3,147
Nonresidential Trips	10,007	12,163	14,322	16,482	18,641	20,800	22,960	25,119	27,278	29,437	31,597	21,590

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Minneola will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development categories are defined by Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). Minneola will collect impact fees from all new nonresidential development. One-time impact fees are determined by site capacity (i.e., square feet).

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

APPENDIX C: FLORIDA IMPACT FEE ACT

2025 Florida Statutes

Title XI CITY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163 INTERGOVERNMENTAL PROGRAMS

SECTION 31801 Impact fees; short title; intent; minimum requirements; audits; challenges.

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a city or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b. The local government jurisdiction has held at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c. The impact fee increase ordinance is approved by a unanimous vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government,

school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A city, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a city, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably

connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266; s. 4, ch. 2025-177; s. 3, ch. 2025-190.

Retrieved October 3, 2025: **https://m.flsenate.gov/statutes/163.31801**

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-14

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Patti Boniello, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 08, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Gina Sapp

Sworn to and subscribed before me this 8th day of July 2026 by Patti Boniello, who is personally known to me.

Ashley Abear

Ashley N. Abear, Clerk, Notary Number: #HH211536
Notary expires: December 27, 2025

00012418 00212936

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

NOTICEIS HEREBY GIVEN, pursuant to FS 163.31801 of the Florida Statutes, that the City Council of the City of Minneola, Florida, will conduct public hearings in the Council Chambers of Minneola, Florida, 800 N. U.S. Highway 27, Minneola, Florida, during its regular meetings on July 7, 2026, and July 21, 2026, at 6:30 p.m., or as soon thereafter to consider, act upon, enact or reject the following Ordinance:

ORDINANCE 2026-14

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.

This Ordinance proposes changes to the Fire Protection Impact Fees currently levied by the City of Minneola. If adopted, the Ordinance will establish the following rates for Fire

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$596.94	$660.63	$731.11	$809.10
Multi-Family	Dwelling	0.75	$447.71	$495.47	$548.33	$606.83
Nonresidential						
Office	1,000 sf	0.5586	$333.44	$369.01	$408.38	$451.95
Retail	1,000 sf	1.3736666	$819.97	$907.46	$1,004.27	$1,111.41
Institutional	1,000 sf	0.73586	$439.14	$485.99	$537.84	$595.22
Industrial	1,000 sf	0.33195	$198.15	$219.29	$242.68	$268.57

The Ordinance, and the new impact fee rates established pursuant thereto, shall be effective on the 91st day following the date on which this advertisement is published, in accordance with the Florida Impact Fee Act requirement that notice of a new or amended Impact fee be provided ninety (90) days prior to the effective date of the ordinance imposing such impact fee. The actual rates adopted by the City Council of the City of Minneola may be less than those listed above. In any rate adopted exceeds the rate listed above, further notice shall be provided, and such rates shall take effect no sooner than ninety (90) days following the date on which notice is provided pursuant to the requirements of the Florida Impact Fee Act.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the City Council to consider.

The proposed Ordinance is available for public inspection at City Hall, 800 N. US. Highway 27, Minneola Florida 34715 between the regular business hours of 8 a.m. and 5 p.m. Monday to Friday. A reasonable charge may be charged for the provision of copies.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON CITY CLERK AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 10.
Subject Title: Ordinance 2026-15 Public Safety Impact Fee - *Second Reading - Request to Table Until August 18, 2026*

Objective:
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.

Summary:
Additional resources required to provide services to new development should not be born by existing residents. With the huge amount of development in the Mountain CRA, we need more deputies and a satellite office closer to the Mountain CRA , The increase in impact fees will help cover the costs.

Exhibits:
1. Ord 2026-15 Public Safety Impact Fee
2. Minneola Fees 6.18.26
3. Affidavit

Options:
1. Approve the Ordinance as presented.
2. Approve the Ordinance with Conditions.
3. Postpone the decision.
4. Deny approval of the Ordinance.

Fiscal Impact:
Undetermined

P & Z Recommendation:
N/A

Staff Recommendation:

Staff recommends approval.

ORDINANCE 2026-15

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.

WHEREAS, the City of Minneola continues to develop and expand by annexation and by increased development of property currently within the municipal boundaries; and

WHEREAS, expansion and increased use and density require expansion of police and public safety facilities and equipment attributable to new construction within the city limits; and

WHEREAS, the City of Minneola has adopted a comprehensive plan which requires the City to plan for and finance the facilities and equipment needed to serve growth and intensified uses; and

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Section 166.021 of the Florida Statutes grant the City of Minneola broad home rule powers necessary to carry on municipal government; and

WHEREAS, Section 163.3202(3) of the Florida Statutes encourages the use of innovative land development regulations which include the use of impact fees to implement the goals, objectives and policies of a City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Minneola has received and accepted the Development Impact Fee Report prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026; and

WHEREAS, the Municipal Impact Fee Update sets forth the calculations and basis for the impact fees associated with the provision of municipal services for police and public safety; and

WHEREAS, in accordance with Florida Statute section 163.31801, the City Council of the City of Minneola finds and determines that the calculation of the impact

fees provided for herein is based on the most recent and localized data; and

WHEREAS, pursuant to Florida Statute section 163.31801, the City of Minneola has provided notice no less than ninety (90) days before the effective date of this ordinance; and

WHEREAS, the imposition of impact fees is seen as a proper means of requiring growth to help pay for a portion of the capital expenditures necessitated by such growth; and

WHEREAS, in order to equitably distribute the proportionate fair share of new municipal services on new developments within the City of Minneola that create the need for such municipal services, it serves the health, safety and general welfare of the residents of the City of Minneola to enact this ordinance establishing police public safety facilities impact fees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA
THAT:

Section 1. Recitals

The recitals set forth above are hereby adopted and incorporated herein by reference.

Section 2. Findings

1. The City of Minneola has entered into an agreement with the Lake County Sheriff's Office ("LCSO") effective October 1, 2015. Through this agreement, the LCSO provides law enforcement services within the City and the City provides vehicles and office space for the LCSO's use in providing these services. These law enforcement services are a necessary and proper function of the City of Minneola.

2. In order to maintain current levels of law enforcement services, it will be necessary to expand capital facilities and equipment in relation to growth and development within the City of Minneola.

3. The imposition of impact fees has been identified as one of the preferred methods of ensuring that development bears a proportionate share of the cost of law enforcement services and public safety capital facilities necessary to accommodate such development. Allocation of a proportionate share of the capital costs for new development promotes and protects the public health, safety and welfare of the citizens of the City of Minneola.

4. Different types of development create different impacts on law enforcement and public safety.

5. The study regarding police impact fees prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026 has been submitted to the City

Council and discussed at public meetings and sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional law enforcement and public safety capital facilities and equipment within the City of Minneola.

Section 3. The City of Minneola Code of Ordinances is hereby amended to add Article V to Chapter 42, as follows:

ARTICLE V. CITY OF MINNEOLA POLICE PUBLIC SAFETY FACILITIES IMPACT FEES

Sec. 42-139. Purpose and Imposition

For the purpose of helping to defray the cost of new or expanded police and public facilities and equipment attributable to new construction within the city limits, impact fees are hereby levied on new construction within the city limits in accordance with the provisions set forth on Exhibit "A" and other provisions of this article.

Sec. 42-140. Applicability

This Article shall apply to all new construction within the City limits except the following:

A. Expansion of a residential dwelling unit which does not increase the number of dwelling units in the structure;
B. Any reconstruction of a destroyed or partially destroyed building, provided that the destruction of the building occurred other than by willful razing or demolition;
C. Expansion of or additions to existing structures provided that such expansion or addition does not require the issuance of a certificate of occupancy;
D. Construction under any building permit issued prior to the effective date of this article;
E. Temporary activities and uses including, but not limited to, temporary construction and temporary commercial amusements.

Sec. 42-141. Review of Fee Amounts

Police public safety facilities impact fees shall be reviewed and updated at least every four years in accordance with an analysis of projected construction within the city limits, the cost of any expanded or new capital facilities and equipment for police and public safety facilities generated by such construction and the money, other than impact fee revenues, otherwise available to meet such costs. The City Council may annually adjust the established impact fee rates to reflect changes in the costs of relevant capital facilities and equipment. All changes or adjustments to the established impact fee rates shall be made by Ordinance or Resolution after advertising and public hearings and shall apply to construction for which building permits are issued after the effective

date of such ordinance.

Sec. 42-142.

A. *Rates.* The police public safety facilities impact fee rates to be applied to each new development building permit are contained in Exhibit "A" - City of Minneola Police Public Safety Facilities Impact Fee Schedule.

B. *Mixed Uses*. If a building permit is requested for mixed uses, then the police public safety facilities impact fee shall be determined by using the impact fee schedule contained in Exhibit "A" to calculate the impact fee due for each use specified on the building permit.

C. *Unspecified Use*. It is the intent that all development requiring building permit(s) shall pay an appropriate police public safety facilities impact fee. If the type of development activity requiring a building permit is not specified in the impact fee schedule contained in Exhibit "A", the City Manager, or his/her designee, shall assign the fee applicable to the most nearly comparable use or uses in the fee schedule contained in Exhibit "A".

D. *Change of Use or Densitv.* In the case of a change of use or density which requires a building permit, the impact fee shall be based on the net increase of the fee, if any, for the new land use as compared with the previous land use as determined by the City Manager or his/her designee.

E. Appeal. Any owner who disagrees with the determination of the City Manager or his/her designee may appeal such decision to the City Council by filing a written request for appeal within 20 days of the determination by the City Manager or his/her designee.

F. Credit. The City Council may give credit for part of the police public safety facilities impact fee on a project if it determines that a development can demonstrate that it will substantially reduce the project's impact under the city's capital needs for expansion of police public safety facilities. The amount credited under this section shall be determined by the city council.

Sec. 42-143. City of Minneola Public Safety Facilities Capital Expansion Trust Fund

A. DEPOSIT OF FEES. All police public safety facilities impact fees collected by the City of Minneola shall be separately accounted for and shall be deposited only in the City of Minneola Police Public Safety Facilities Capital Expansion Trust Fund.

B. USE OF FUNDS. Amounts in the City of Minneola Police Public Safety Facilities Capital Expansion Trust Fund shall be used only for the purpose of such fund and for no other purpose. Expenditures may not be used for operations or maintenance. Expenditures from the fund shall be specifically approved by the City Council of the City of Minneola and shall be limited to the expansion or acquisition of capital

facilities or equipment made necessary by the new development construction from which the fees were collected or for principal payments (including sinking fund payments) on bonds to expand or acquire such facilities or equipment. Whenever possible, fees are to be used in the order in which they are collected. Before authorizing expenditure from this Trust Fund, the City Council of the City of Minneola shall determine that such expenditure is for capital facilities or equipment to be used for the purpose of the trust fund and that the expenditure meets all other applicable requirements.

C. MATCHING FUNDS. City may use funds in the Minneola Police Public Safety Facilities Capital Expansion Trust Fund as its share of matching funds for any grant, loan, or similar purposes, and nothing herein shall preclude the use of said funds for matching purposes.

Sec. 42-144. Capital Expansion Plans

The City Council of the City of Minneola shall prepare and maintain a capital expansion plan or master plan for the fund as well as annual compilation of capital projects funded by impact fees. These plans shall be reviewed at least annually during the budget review process.

Sec. 42-145. Time of Payment; Remedies for Nonpayment; Method of Payment.

Police public safety facilities impact fees shall be due and payable at the time of issuance by the City Building Department of a building permit or mobile home tie down permit. No building permit or mobile home tie down permit shall be issued until all applicable police public safety facilities impact fees have been received by the City of Minneola.

Impact fees shall be paid in cash unless the city council specifically accepts an in-kind contribution of land or capital facilities for public use. Credit for any in-kind contribution shall be on a fair market value basis as of the date the city council accepts the offer of such contribution. The fair market value of any land accepted as an in-kind contribution shall be based upon an appraisal of its highest and best use then allowed under its current land use designation. Such appraisal shall be paid for by the donor.

Sec. 42-146. Refund of Fees Paid

A. If a building permit or mobile home tie down permit expires prior to the completion of the new development project, then the fee payer, or his heirs, successors or assigns may request a refund, less an administrative fee equal to five percent (5%) of the total fee. Such refund must be requested within sixty (60) days after expiration of the building permit or mobile home permit.

B. If the police public safety facilities impact fees have not been spent or encumbered by the end of the calendar quarter encompassing the six year anniversary of the date the police public safety facilities impact fees were paid to the City of Minneola, then upon receipt of a written request for a refund from the current land owner, the City of Minneola will issue a refund, to the current land owner unless the City can establish that it intends to use such impact fees within one year of such application. However, the City shall retain any interest accrued to partially

compensate for the administrative expenses associated with the impact fees.

Section 4. Notice

The City has published notice of the impact fees provided for in this Ordinance in a newspaper of general circulation no less than ninety (90) days before the effective date of this Ordinance pursuant to Florida Statute section 163.31801.

Section 5. Severability

The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the City of Minneola Code

It is the intention of the City Council of the City of Minneola that the provisions of this Ordinance shall become and be made a part of the City of Minneola Code of Ordinances and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate work or phrase to accomplish such intentions.

Section 7. Effective Date

This Ordinance shall become effective as of October 20, 2026 pursuant to F.S. 163.31801.

PASSED AND ORDAINED this _____ day of _____, 2026 by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

EXHIBIT “A”

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	211.82	234.42	259.43	$287.10
Multi-Family	Dwelling	0.75	158.86	175.81	194.57	$215.33
Office	1,000 sq. ft.	0.52586	118.33	130.95	144.92	$160.38
Retail	1,000 sq. ft.	1.37362	290.96	322	356.35	$394.37
Institutional	1,000 sq. ft.	0.73566	155.83	172.46	190.86	$211.22
Industrial	1,000 sq. ft.	0.33195	70.32	77.82	86.12	$95.31

Development Impact Fee Report

Prepared for:

Minneola, Florida

June 18, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

Minneola, Florida, contracted with TischlerBise to update their impact fees pursuant to Florida Statutes §163.31801. Cities in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. All data used in this report is most recent and localized data available in the past four (4) years. This impact fee study includes the following components:

1. Parks and Recreation
2. Fire
3. Police

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida cities to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. St. Johns City v. Northeast Florida Builders Association (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."[1]

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." §163.31801(2), Fla. Stat. The statute—concerned mostly with procedural and methodological limitations—did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already.

Subsequent amendments to the Act in 2009 removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," St. Johns City, 583 So.2d at 637 (quoting Hollywood, Inc. 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

[1] Citing Home Builders & Contractors Association v. Palm Beach City., 446 So.2d 140 (Fla. 4th DCA 1984); Hollywood, Inc. v. Broward County, 431 So.2d 606 (Fla. 4th DCA 1983).

Other amendments to the Florida Impact Fee Act, House Bill 337 (2021) and most recently Senate Bill 1080 (2025) provided further definition for infrastructure, revised requirements for crediting contributions against the collection of impact fees, and restricted impact fee increases. **Among the increase restrictions, an adopted increase of 25 percent or less must be phased over two years; increases between 25-50 percent must be phased over four years; no increase can exceed 50 percent without a finding of extraordinary circumstances; and impact fees cannot be increased more than once every four years.** The restrictions can be bypassed if the jurisdiction complies with the impact fee rational nexus test; can demonstrate extraordinary circumstances; holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and is approved by a unanimous vote of the governing body. An impact fee increase approved under the extraordinary circumstances requirement "must be implemented in at least two but not more than four equal annual increments;" and an impact fee rate may not be increased beyond the phase-in limitations "if the local government has not increased the impact fee within the past 5 years" (discounting years in which the local government is prohibiting from increasing an impact fee because it is located in a hurricane disaster area).

Minneola is updating impact fees for park and recreation, fire, and law enforcement to fund capital facilities needed to meet the demand created by future development. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Minneola develop, or as existing uses expand, the demand imposed upon Minneola for additional capital facilities increases proportionately.

The need for additional capacity for future development is further shown through an established level-of-service standard and Minneola's existing capital improvement plan. Capital facilities necessary to provide this infrastructure standard have been provided by Minneola to date; however, Minneola will need to continue to provide new development with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing development, but rather by future development.

Furthermore, through the implementation of Minneola's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Minneola's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for capital facilities necessary to accommodate future development.

Finally, there are several steps Minneola will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through a Capital Improvement Plan (CIP). Also, Minneola will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Minneola's fees were last updated. The ordinance update should address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other city and state law requirements.

INTRODUCTION TO IMPACT FEES

Impact fees are one-time payments used to fund capital improvements necessitated by future development. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering impact fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

Conceptual Impact Fee Calculation

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and / or park amenities.

Required Findings

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: **"need," "benefit,"** and **"proportionality."** The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

Impact Fee Methodologies

Impact fees for the capital facilities made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate impact fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of capital facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee methodology. There are two types of credits with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program.

IMPACT FEE COMPONENTS

Figure 1 summarizes the methods and cost components used for each type of public facility in the City's impact fee update. Based on conversations with City staff, it has been determined that all impact fees in this report will serve at a citywide level. Each chapter details residential (i.e., population) and nonresidential (i.e., jobs and nonresidential vehicle trips) factors used to allocate demand and cost for facilities.

Figure 1. Fee Methodologies and Cost Components

Fee Component	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Parks and Recreation	Citywide	N/A	Park Land, Park Amenities, Recreation Centers	N/A	Population
Fire	Citywide	N/A	Fire Facilities, Fire Facilities Land, Fire Apparatus	N/A	Population, Vehicle Trips
Police	Citywide	N/A	Police Facilities, Police Vehicles, Police Equipment	N/A	Population, Vehicle Trips

ROUNDING

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Current Impact Fees

Shown below, Figure 2 includes impact fees currently assessed by Minneola. Current impact fees for residential development are assessed per housing unit, based on the type of unit, and nonresidential fees are assessed per 1,000 square feet of floor area, based on the land use.

Figure 2: Current Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Single Family	Housing Unit	$410	$539	$191	$1,141
Multi-Family	Housing Unit	$307	$405	$144	$855

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Industrial	1,000 Sq Ft	$0	$179	$64	$243
Commercial	1,000 Sq Ft	$0	$741	$263	$1,004
Office & Other Services	1,000 Sq Ft	$0	$301	$107	$408
Institutional	1,000 Sq Ft	$0	$397	$141	$538

Maximum Supportable Impact Fees

Figure 3 includes the maximum supportable impact fees for new development in Minneola. Impact fees for residential development will be assessed per dwelling unit, based on the type of unit, and nonresidential fees will be assessed per 1,000 square feet of floor area, based on the land use. For unique development types, Minneola may allow or require an independent impact fee assessment. Note that these are the maximum supportable impact fees based on the current costs and levels of service. Any impact fee ordinance must be in accordance with Florida state law and either follow the ordained increase phase-in or undergo the extraordinary circumstances approval process.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Single Family	Housing Unit	$5,325	$2,157	$246	$7,728
Multi-Family	Housing Unit	$1,571	$637	$73	$2,281

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Industrial	1,000 Sq Ft	$0	$579	$61	$640
Commercial	1,000 Sq Ft	$0	$3,862	$405	$4,267
Office & Other Services	1,000 Sq Ft	$0	$1,259	$132	$1,391
Institutional	1,000 Sq Ft	$0	$1,721	$180	$1,901

Difference Between Current Fees and Maximum Supportable Fees

The Florida Impact Fee Act places limitations on how much local governments, school districts, or special districts may increase an impact fee. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted. An impact fee increase in excess of 50 percent of the current impact fee rate must be demonstrated by the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

Figure 4: Difference Between Current Fees and Maximum Supportable Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	$4,915	$1,618	$55	$6,587
Multi-Family	Housing Unit	$1,264	$232	($71)	$1,426

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	$0	$400	($3)	$397
Commercial	1,000 Sq Ft	$0	$3,121	$142	$3,263
Office & Other Services	1,000 Sq Ft	$0	$958	$25	$983
Institutional	1,000 Sq Ft	$0	$1,324	$40	$1,364

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	1199%	300%	29%	577%
Multi-Family	Housing Unit	412%	57%	-49%	167%

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	0%	223%	-4%	164%
Commercial	1,000 Sq Ft	0%	421%	54%	325%
Office & Other Services	1,000 Sq Ft	0%	318%	23%	241%
Institutional	1,000 Sq Ft	0%	334%	28%	254%

PARKS AND RECREATION IMPACT FEE

The Parks and Recreation Impact Fee includes three components:

1. Park Land
2. Park Amenities
3. Recreation Centers

DEMAND UNITS AND PROJECTED GROWTH

The residential impact fees are calculated per housing unit and based on the number of persons per housing unit. Minneola's current population includes 22,214 persons. Over the next ten years there is a projected increase of 12,975 housing units and 33,204 persons in Minneola. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed the proportionate share of the capital cost needed to provide capital facilities for new development. The parks and recreation impact fee allocates 100 percent of the cost of capital facilities to residential development because it is residential development that generates the demand for parks and recreation facilities. The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on unit type.

LEVEL-OF-SERVICE ANALYSIS

Park Land – Incremental Expansion

Figure 5 shows the existing level of service for park land. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0030 acres per person (66.6 acres / 22,214 persons). Based on conversations with City staff, the land cost is $450,000 per acre, and this yields a cost of $1,349.35 per person ($450,000 per acre X 0.0030 acres per person).

Figure 5. Existing Level of Service for Park Land

Existing Park Land	Acres
City Park	0.6
Community Garden Park	2.2
MAC	26.3
Minneola Trail Right of Way	1.9
Park Property (Oak Valley)	0.8
Park Property (Quail Valley)	13.5
Trail Head Park	12.0
Trail Head Park (Wet Land)	6.7
Trail Right of Way	2.7
Total	66.6

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	66.6
Residential	
Residential Share	100%
2026 Population	22,214
Acres per Person	0.0030
Cost per Person	$1,349.35

Source: Minneola Parks and Recreation Department

Park Amenities – Incremental Expansion

Figure 6 shows the level of service for park amenities. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0065 units per person (144 units / 22,214 persons). The average cost of existing park amenities is $47,273 per unit, and this yields a cost of $306.44 per person ($47,273 per unit X 0.0065 units per person).

Figure 6. Existing Level of Service for Park Amenities

Existing Amenity	Units	Unit Cost	Total Cost
Baseball Field	6	$151,054	$906,322
Basketball Court	5	$53,787	$268,933
Benches	29	$1,879	$54,501
Bicycle Rack	3	$996	$2,989
Bleachers	5	$22,338	$111,690
Boardwalk	1	$111,352	$111,352
Concession Stand	1	$25,000	$25,000
Drinking Fountain	3	$1,500	$4,500
Garden Shed	1	$50,000	$50,000
Gazebo	3	$18,331	$54,993
Pavilion	3	$132,155	$396,466
Pickleball Court	6	$8,012	$48,070
Playground	3	$877,581	$2,632,743
Restroom	2	$150,000	$300,000
Skate Park	1	$500,000	$500,000
Table	11	$3,500	$38,500
Tennis Court	2	$15,000	$30,000
Irrigation Well	1	$100,000	$100,000
MAC Lights	8	$125,000	$1,000,000
Trash Can	50	$3,424	$171,203
Total	144	$47,273	$6,807,262

Cost Factors	
Average Cost per Unit	$47,273

Level-of-Service (LOS) Standards	
Existing Units	144
Residential	
Residential Share	100%
2026 Population	22,214
Units per Person	0.0065
Cost per Person	$306.44

Source: Minneola Parks and Recreation Department

Recreation Centers – Incremental Expansion

Figure 7 shows the level of service for recreation centers. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.1801 square feet per person (4,000 square feet / 22,214 persons). The average cost per square foot of existing recreation centers is $500 per square foot, and this yields a cost of $90.03 per person ($500 per square foot X 0.1801 square feet per person).

Figure 7. Existing Level of Service for Recreation Centers

Existing Recreation Center	Square Feet
Gym	4,000
Total	4,000

Cost Factors	
Cost per Square Foot	$500

Level-of-Service (LOS) Standards	
Existing Square Feet	4,000
Residential	
Residential Share	100%
2026 Population	22,214
Square Feet per Person	0.1801
Cost per Person	$90.03

Source: Minneola Parks and Recreation Department

PROJECTED DEMAND FOR PARKS AND RECREATION INFRASTRUCTURE

Park Land

Figure 8 shows projected demand for park land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 99.6 acres of park land (33,204 additional persons X 0.0030 acres per person). Based on the cost per acre of $450,000, the total projected growth-related expenditure on park land is $44,803,876 (99.6 acres X $450,000 per acre).

Figure 8. Projected Demand for Park Land

Type of Infrastructure		
Park Land		
Level of Service		
0.0030	Acres	per Person
Unit Cost		
$450,000	per Acre	

Demand for Park Land		
Year	Population	Acres
2026	22,214	66.6
2027	25,504	76.5
2028	28,828	86.4
2029	32,152	96.4
2030	35,475	106.4
2031	38,799	116.3
2032	42,123	126.3
2033	45,447	136.3
2034	48,770	146.2
2035	52,094	156.2
2036	55,418	166.2
10-Yr Increase	33,204	99.6
Growth-Related Expenditures		$44,803,876

Park Amenities

Figure 9 shows projected demand for park amenities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for 215.2 units of park amenities (33,204 additional persons X 0.0065 units per person). Based on the cost of $47,273 per unit, the total projected growth-related expenditure on park amenities is $10,175,040 (215.2 units X $47,273 per unit).

Figure 9. Projected Demand for Park Amenities

Type of Infrastructure		
Park Amenities		
Level of Service		
0.0065	Units	per Person
Unit Cost		
$47,273	per Unit	

Demand for Park Amenities		
Year	Population	Units
2026	22,214	144.0
2027	25,504	165.3
2028	28,828	186.9
2029	32,152	208.4
2030	35,475	230.0
2031	38,799	251.5
2032	42,123	273.1
2033	45,447	294.6
2034	48,770	316.1
2035	52,094	337.7
2036	55,418	359.2
10-Yr Increase	33,204	215.2
Growth-Related Expenditures		$10,175,040

Recreation Centers

Figure 10 shows projected demand for recreation centers. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 5,979 square feet of recreation centers (33,204 additional persons X 0.1801 square feet per person). Based on the cost of $500 per square foot, the total projected growth-related expenditure on recreation centers is $2,989,466 (5,979 square feet X $500 per square foot).

Figure 10. Projected Demand for Recreation Centers

Type of Infrastructure		
Recreation Centers		
Level of Service		
0.1801	Square Feet	per Person
Unit Cost		
$500	per Square Foot	

Demand for Recreation Centers		
Year	**Population**	**Square Feet**
2026	22,214	4,000.0
2027	25,504	4,592.4
2028	28,828	5,190.9
2029	32,152	5,789.4
2030	35,475	6,387.9
2031	38,799	6,986.4
2032	42,123	7,584.9
2033	45,447	8,183.4
2034	48,770	8,781.9
2035	52,094	9,380.4
2036	55,418	9,978.9
10-Yr Increase	33,204	5,978.9
Growth-Related Expenditures		$2,989,466

CREDIT

Minneola currently has no debt service or dedicated General Fund revenue allocated to the expansion of parks and recreation, as such there is no need for a credit to be applied.

PARKS AND RECREATION IMPACT FEE

Figure 11 summarizes cost factors for the updated Parks and Recreation Impact Fee. Maximum supportable fees per housing unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, the single-family fee of $5,325 (rounded) is based on an average of 3.05 persons per housing unit multiplied by a total capital cost of $1,745.82 per person.

Figure 11. Maximum Supportable Parks and Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$1,349.35
Park Amenities	$306.44
Recreation Centers	$90.03
Total	$1,745.82

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Difference
Single Family	Housing Unit	3.05	$5,325	$410	$4,915
Multi-Family	Housing Unit	0.90	$1,571	$307	$1,264

1. See Land Use Assumptions

PARKS AND RECREATION IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the parks and recreation impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 12, projected impact fee revenues are approximately $58.0 million and projected expenditures are approximately $58.0 million over the next 10 years. Because the incremental methodology was used for every component of the parks and recreation impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential construction, the projected parks and recreation fee revenue shown below may change.

Figure 12. Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$44,803,876	$0	$44,803,876
Park Amenities	$10,175,040	$0	$10,175,040
Recreation Centers	$2,989,466	$0	$2,989,466
Total	$57,968,382	$0	$57,968,382

		Single Family $5,325 per unit	Multi-Family $1,571 per unit
Year		Hsg Unit	Hsg Unit
Base	2026	7,040	787
Year 1	2027	8,043	1,082
Year 2	2028	9,046	1,376
Year 3	2029	10,048	1,671
Year 4	2030	11,051	1,966
Year 5	2031	12,054	2,261
Year 6	2032	13,057	2,555
Year 7	2033	14,060	2,850
Year 8	2034	15,062	3,145
Year 9	2035	16,065	3,439
Year 10	2036	17,068	3,734
10-Year Increase		10,028	2,947
Projected Revenue		$53,396,603	$4,630,438

Projected Fee Revenue	$58,027,041
Total Expenditures	$57,968,382

FIRE IMPACT FEE

The Fire Impact Fee includes three components:

1. Fire Facilities
2. Fire Facilities Land
3. Fire Apparatus

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Fire impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 13. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 13. Fire Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Fire Facilities – Incremental Expansion

Figure 14 shows the level of service for fire facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.6276 square feet per person (16,796 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.2853 square feet per vehicle trip (16,796 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost per square foot to construct fire facilities is $800. This yields a cost of $502.05 per person ($800 per square foot X 0.6276 square feet per person) and a cost of $228.27 per nonresidential vehicle trip ($800 per square foot X 0.2853 square feet per vehicle trip).

Figure 14. Existing Level of Service for Fire Facilities

Description	Square Feet
Station 89	16,796
Total	16,796

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	16,796
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.6276
Cost per Person	$502.05
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.2853
Cost per Vehicle Trip	$228.27

Source: Minneola Fire Department

Fire Facilities Land – Incremental Expansion

Figure 15 shows the level of service for fire facilities land. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0654 acres per thousand persons (1.75 acres X 83 percent residential share / 22,214 persons X 1,000). For nonresidential development, the existing level of service is 0.0297 acres per thousand vehicle trips (1.75 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips X 1,000). Based on conversations with City staff, the land cost per acre is $450,000. This yields a cost of $29.42 per person ($450,000 per acre X 0.0654 acres per thousand persons / 1,000) and a cost of $13.38 per nonresidential vehicle trip ($450,000 per acre X 0.0297 square feet per thousand vehicle trips / 1,000).

Figure 15. Existing Level of Service for Fire Facilities Land

Description	Acres
Station 89	1.75
Total	1.75

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	1.75
Residential	
Residential Share	83%
2026 Population	22,214
Acres per 1,000 Persons	0.0654
Cost per Person	$29.42
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per 1,000 Vehicle Trips	0.0297
Cost per Vehicle Trip	$13.38

Source: Minneola Fire Department

Fire Apparatus – Incremental Expansion

Figure 16 shows the level of service for fire apparatus. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0005 units per person (13 apparatus units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0002 units per vehicle trip (13 apparatus units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing fire apparatus units is $362,115, this yields a cost of $175.89 per person ($362,115 per apparatus unit X 0.0005 units per person) and a cost of $79.97 per nonresidential vehicle trip ($362,115 per apparatus unit X 0.0002 units per vehicle trip).

Figure 16. Existing Level of Service for Fire Apparatus

Description	Units	Unit Cost	Total Cost
Brush	1	$215,000	$215,000
Car	2	$28,000	$56,000
Chief	3	$55,333	$166,000
Engine	2	$1,100,000	$2,200,000
Light Rescue	1	$58,000	$58,000
Prevention	1	$27,500	$27,500
Tower	1	$1,900,000	$1,900,000
Utility	2	$42,500	$85,000
Total	13	$362,115	$4,707,500

Cost Factors	
Average per Unit	$362,115

Level-of-Service (LOS) Standards	
Existing Units	13
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0005
Cost per Person	$175.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	$79.97

Source: Minneola Fire Department

PROJECTED DEMAND FOR FIRE INFRASTRUCTURE

Fire Facilities

Figure 17 shows projected demand for fire facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20,838 square feet of fire facilities (33,204 additional persons X 0.6276 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6,160 square feet of fire facilities (21,590 additional vehicle trips X 0.2853 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on fire facilities is approximately $21,598,331 (26,998 square feet X $800 per square foot).

Figure 17. Projected Demand for Fire Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.6276 Square Feet	per Person	$800
	0.2853 Square Feet	per Vehicle Trip	

Demand for Fire Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	13,941	2,855	16,796
2027	25,504	12,163	16,005	3,471	19,476
2028	28,828	14,322	18,091	4,087	22,178
2029	32,152	16,482	20,177	4,703	24,880
2030	35,475	18,641	22,263	5,319	27,582
2031	38,799	20,800	24,349	5,935	30,284
2032	42,123	22,960	26,435	6,551	32,986
2033	45,447	25,119	28,521	7,167	35,688
2034	48,770	27,278	30,607	7,783	38,390
2035	52,094	29,437	32,692	8,400	41,092
2036	55,418	31,597	34,778	9,016	43,794
10-Yr Increase	33,204	21,590	20,838	6,160	26,998
Growth-Related Expenditures			$16,670,076	$4,928,255	$21,598,331

Fire Facilities Land

Figure 18 shows projected demand for fire facilities land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 2.2 acres of fire facilities land (33,204 additional persons X 0.0654 acres per thousand persons / 1,000). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 0.6 acres of fire facilities land (21,590 additional vehicle trips X 0.0297 acres per thousand vehicle trips / 1,000). Based on the cost of $450,000 per acre, the total projected growth-related expenditure on fire facilities land is approximately $1,265,829 (2.8 acres X $450,000 per acre).

Figure 18. Projected Demand for Fire Facilities Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities Land	0.0654 Acres	per 1,000 Persons	$450,000
	0.0297 Acres	per 1,000 Vehicle Trips	

Demand for Fire Facilities Land					
Year	Population	Vehicle Trips	Acres		
			Residential	Nonresidential	Total
2026	22,214	10,007	1.5	0.3	1.8
2027	25,504	12,163	1.7	0.4	2.0
2028	28,828	14,322	1.9	0.4	2.3
2029	32,152	16,482	2.1	0.5	2.6
2030	35,475	18,641	2.3	0.6	2.9
2031	38,799	20,800	2.5	0.6	3.2
2032	42,123	22,960	2.8	0.7	3.4
2033	45,447	25,119	3.0	0.7	3.7
2034	48,770	27,278	3.2	0.8	4.0
2035	52,094	29,437	3.4	0.9	4.3
2036	55,418	31,597	3.6	0.9	4.6
10-Yr Increase	33,204	21,590	2.2	0.6	2.8
Growth-Related Expenditures			$976,995	$288,834	$1,265,829

Fire Apparatus

Figure 19 shows projected demand for fire apparatus. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 16 units of fire apparatus (33,204 additional persons X 0.0005 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 5 units of fire apparatus (21,590 additional vehicle trips X 0.0002 units per vehicle trip). Based on the average cost of $362,115 per unit, the total projected growth-related expenditure on fire apparatus is approximately $7,566,842 (20.9 units X $362,115 per unit).

Figure 19. Projected Demand for Fire Apparatus

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.0005 Units	per Person	$362,115
	0.0002 Units	per Vehicle Trip	

Demand for Fire Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	10.8	2.2	13.0
2027	25,504	12,163	12.4	2.7	15.1
2028	28,828	14,322	14.0	3.2	17.2
2029	32,152	16,482	15.6	3.6	19.3
2030	35,475	18,641	17.2	4.1	21.3
2031	38,799	20,800	18.8	4.6	23.4
2032	42,123	22,960	20.5	5.1	25.5
2033	45,447	25,119	22.1	5.5	27.6
2034	48,770	27,278	23.7	6.0	29.7
2035	52,094	29,437	25.3	6.5	31.8
2036	55,418	31,597	26.9	7.0	33.9
10-Yr Increase	33,204	21,590	16.1	4.8	20.9
Growth-Related Expenditures			$5,840,258	$1,726,584	$7,566,842

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of fire, as such there is no need for a credit to be applied.

FIRE IMPACT FEE

Figure 20 summarizes cost factors for the updated Fire Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $2,157 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $707.36 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet will pay $3,862 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $321.62 per vehicle trip.

Figure 20. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	$502.05	$228.27
Fire Facilities Land	$29.42	$13.38
Fire Apparatus	$175.89	$79.97
Total	$707.36	$321.62

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	3.05	$2,157	$539	$1,618
Multi-Family	0.90	$637	$405	$232

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.80	$579	$179	$400
Commercial	12.01	$3,862	$741	$3,121
Office & Other Services	3.92	$1,259	$301	$958
Institutional	5.35	$1,721	$397	$1,324

1. See Land Use Assumptions

Fire Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the fire impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 21, projected impact fee revenues are approximately $30.5 million and projected expenditures are approximately $30.4 million over the next 10 years. Because the incremental methodology was used for every component of the fire impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected fire fee revenue shown below may change.

Figure 21. Projected Revenue from Fire Impact Fee

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	$21,598,331	$0	$21,598,331
Fire Facilities Land	$1,265,829	$0	$1,265,829
Fire Apparatus	$7,566,842	$0	$7,566,842
Total	$30,431,001	$0	$30,431,001

		Single Family $2,157 per unit	Multi-Family $637 per unit	Industrial $579 per 1,000 sq ft	Commercial $3,862 per 1,000 sq ft	Office & Other $1,259 per 1,000 sq ft	Institutional $1,721 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$21,630,396	$1,877,239	$1,005,104	$4,328,639	$597,531	$1,012,450

Projected Fee Revenue	$30,451,359
Total Expenditures	$30,431,001

POLICE IMPACT FEE

The Police Impact Fee includes three components:

1. Police Facilities
2. Police Vehicles
3. Police Equipment

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for police facilities, vehicles, and equipment, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Further details about growth projections are included in Appendix A: Land Use Assumptions.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Police impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 22. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 22. Police Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Police Facilities – Incremental Expansion

Figure 23 shows the level of service for police facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0374 square feet per person (1,000 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0170 square feet per vehicle trip (1,000 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost to construct police facilities is $800 per square foot. This yields a cost of $29.89 per person ($800 per square foot X 0.0374 square feet per person) and a cost of $13.59 per nonresidential vehicle trip ($800 per square foot X 0.0170 square feet per vehicle trip).

Figure 23. Existing Level of Service for Police Facilities

Existing Facility	Square Feet
Police Space	1,000
Total	1,000

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	1,000
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.0374
Cost per Person	$29.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.0170
Cost per Vehicle Trip	$13.59

Source: Minneola Police Department

Police Vehicles – Incremental Expansion

Figure 24 shows the level of service for police vehicles. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0006 vehicles per person (16 vehicles X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0003 vehicles per vehicle trip (16 vehicles X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police vehicles is $61,000. This yields a cost of $36.47 per person ($61,000 per vehicle X 0.0006 vehicles per person) and a cost of $16.58 per nonresidential vehicle trip ($61,000 per vehicle X 0.0003 vehicles per vehicle trip).

Figure 24. Existing Level of Service for Police Vehicles

Description	Units	Unit Cost	Total Cost
Marked Vehicle	16	$61,000	$976,000
Total	16	$61,000	$976,000

Cost Factors	
Average Cost per Unit	$61,000

Level-of-Service (LOS) Standards	
Existing Units	16
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0006
Cost per Person	$36.47
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0003
Cost per Vehicle Trip	$16.58

Source: Apache Junction Police Department

Police Equipment – Incremental Expansion

Figure 25 shows the level of service for police equipment. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0024 units per person (64 equipment units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0011 units per vehicle trip (64 equipment units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police equipment units is $6,019. This yields a cost of $14.39 per person ($6,019 per equipment unit X 0.0024 units per person) and a cost of $6.54 per nonresidential vehicle trip ($6,019 per apparatus unit X 0.0011 units per vehicle trip).

Figure 25. Existing Level of Service for Police Equipment

Description	Units	Unit Cost	Total Cost
Uniform	16	$5,400	$86,400
Weapon	16	$3,625	$58,000
Radio	16	$6,650	$106,400
Body Camera & Computer	16	$8,400	$134,400
Total	64	$6,019	$385,200

Cost Factors	
Average Cost per Unit	$6,019

Level-of-Service (LOS) Standards	
Existing Units	64
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0024
Cost per Person	$14.39
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0011
Cost per Vehicle Trip	$6.54

Source: Minneola Police Department

PROJECTED DEMAND FOR POLICE INFRASTRUCTURE

Police Facilities

Figure 26 shows projected demand for police facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 1,241 square feet of police facilities (33,204 additional persons X 0.0374 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 367 square feet of police facilities (21,590 additional vehicle trips X 0.0170 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on police facilities is approximately $1,285,921 (1,607 square feet X $800 per square foot).

Figure 26. Projected Demand for Police Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Police Facilities	0.0374 Square Feet	per Person	$800
	0.0170 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	830	170	1,000
2027	25,504	12,163	953	207	1,160
2028	28,828	14,322	1,077	243	1,320
2029	32,152	16,482	1,201	280	1,481
2030	35,475	18,641	1,325	317	1,642
2031	38,799	20,800	1,450	353	1,803
2032	42,123	22,960	1,574	390	1,964
2033	45,447	25,119	1,698	427	2,125
2034	48,770	27,278	1,822	463	2,286
2035	52,094	29,437	1,946	500	2,447
2036	55,418	31,597	2,071	537	2,607
10-Yr Increase	33,204	21,590	1,241	367	1,607
Growth-Related Expenditures			$992,503	$293,418	$1,285,921

Police Vehicles

Figure 27 shows projected demand for police vehicles. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20 police vehicles (33,204 additional persons X 0.0006 vehicles per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6 police vehicles (21,590 additional vehicle trips X 0.0003 vehicles per vehicle trip). Based on the cost of $61,000 per vehicle, the total projected growth-related expenditure on police vehicles is approximately $1,568,824 (25.7 vehicles X $61,000 per vehicle).

Figure 27. Projected Demand for Police Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0006 Units	per Person	$61,000
	0.0003 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	13.3	2.7	16.0
2027	25,504	12,163	15.2	3.3	18.6
2028	28,828	14,322	17.2	3.9	21.1
2029	32,152	16,482	19.2	4.5	23.7
2030	35,475	18,641	21.2	5.1	26.3
2031	38,799	20,800	23.2	5.7	28.8
2032	42,123	22,960	25.2	6.2	31.4
2033	45,447	25,119	27.2	6.8	34.0
2034	48,770	27,278	29.2	7.4	36.6
2035	52,094	29,437	31.1	8.0	39.1
2036	55,418	31,597	33.1	8.6	41.7
10-Yr Increase	33,204	21,590	19.9	5.9	25.7
Growth-Related Expenditures			$1,210,853	$357,970	$1,568,824

Police Equipment

Figure 28 shows projected demand for police equipment. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 79 units of police equipment (33,204 additional persons X 0.0024 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 23 units of police equipment (21,590 additional vehicle trips X 0.0011 units per vehicle trip). Based on the average cost of $6,019 per unit, the total projected growth-related expenditure on police equipment is approximately $619,171 (103 units X $6,019 per unit).

Figure 28. Projected Demand for Police Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0024 Units	per Person	$6,019
	0.0011 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	53	11	64
2027	25,504	12,163	61	13	74
2028	28,828	14,322	69	16	85
2029	32,152	16,482	77	18	95
2030	35,475	18,641	85	20	105
2031	38,799	20,800	93	23	115
2032	42,123	22,960	101	25	126
2033	45,447	25,119	109	27	136
2034	48,770	27,278	117	30	146
2035	52,094	29,437	125	32	157
2036	55,418	31,597	133	34	167
10-Yr Increase	33,204	21,590	79	23	103
Growth-Related Expenditures			$477,890	$141,281	$619,171

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of police, as such there is no need for a credit to be applied.

POLICE IMPACT FEE

Figure 29 summarizes cost factors for the updated Police Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $246 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $80.75 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet wil pay $405 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $33.72 per vehicle trip.

Figure 29. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$29.89	$13.59
Police Vehicles	$36.47	$13.59
Police Equipment	$14.39	$6.54
Total	$80.75	$33.72

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	3.05	$246	$191	$55
Multi-Family	Housing Unit	0.90	$73	$144	($71)

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$61	$64	($3)
Commercial	1,000 Sq Ft	12.01	$405	$263	$142
Office & Other Services	1,000 Sq Ft	3.92	$132	$107	$25
Institutional	1,000 Sq Ft	5.35	$180	$141	$40

1. See Land Use Assumptions

POLICE IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the police impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 30, projected impact fee revenues are approximately $3.4 million and projected expenditures are approximately $3.5 million over the next 10 years. Because the incremental methodology was used for every component of the police impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected police fee revenue shown below may change.

Figure 30. Projected Revenue from Police Impact Fee

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$1,285,921	$0	$1,285,921
Police Vehicles	$1,568,824	$0	$1,568,824
Police Equipment	$619,171	$0	$619,171
Total	$3,473,916	$0	$3,473,916

		Single Family $246 per unit	Multi-Family $73 per unit	Industrial $61 per unit	Commercial $405 per unit	Office & Other $132 per unit	Institutional $180 per unit
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$2,466,888	$215,131	$105,375	$453,927	$62,705	$106,075

Projected Fee Revenue	$3,410,101
Total Expenditures	$3,473,916

APPENDIX A: LAND USE ASSUMPTIONS

The Florida Impact Fee Act specifically requires that local governments adopting, collecting, and administering an impact fee must: "Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update;" and "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction."[2] This section of the report provides documentation of the Land Use Assumptions for Minneola Impact Fees to meet the above requirements.

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for Minneola, Florida. The current demographic estimates and future development projections will be used in the calculation of impact fees. Current demographic data estimates for 2025 are used in calculating levels of service (LOS) provided to existing development in Minneola.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include projections of population, housing units, employment, and nonresidential floor area. TischlerBise projects future development based on recent and emerging development trends. Development projections are summarized at the end of this document in Figure 41 and Figure 42. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Minneola will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years in Minneola, residential development projections indicate a population increase of 33,204 persons in 12,975 housing units. Nonresidential development projections indicate an employment increase of 6,739 jobs in approximately 3.9 million square feet of floor area.

[2] 2024 Florida Statutes, Sec. 163.31801 (4)(a) and (f).

RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Occupancy by Housing Type

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When using PPHU in the fee calculations, the analysis derives infrastructure standards using year-round population. When using PPH in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends Minneola impose impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For occupancy estimates in Minneola, single-family units include detached units, attached units, and mobile home units. Multi-family units include duplexes, structures with two or more units on an individual parcel of land, recreational vehicles, and all other units.

Figure 31 below shows the occupancy estimates for Minneola based on 2020-2024 American Community Survey 5-Year Estimates. Single-family units averaged 3.05 persons per housing unit and multi-family units averaged 0.90 persons per housing unit. The estimates shown below are used for housing unit mix factors and may not match population and housing unit estimates shown throughout this report.

Figure 31. Minneola Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family[1]	16,095	5,062	**3.18**	5,270	3.05	90.9%	3.95%
Multi-Family[2]	476	309	**1.54**	526	0.90	9.1%	41.25%
Total	16,571	5,371	**3.09**	5,796	2.86	100.0%	7.33%

Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates

1. Includes detached, attached (townhouse), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

Residential Estimates

Base year (2026) estimates of population and housing units are calculated from U.S. Census data and permit data from the City of Minneola. Figure 32 shows the number of approved residential permits each year from 2020 to 2025.

Figure 32. Approved Residential Permits

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single Family	Housing Unit	232	410	614	499	475	500	2,730	455
Multi-Family	Housing Unit	82	215	0	0	0	60	357	60
Total		314	625	614	499	475	560	3,087	515

Source: Minneola Planning Department

Permits each year were added to the 2020 U.S. Census Bureau housing unit totals to determine housing unit estimates each year from 2021 to 2026. The housing unit estimates were then converted into population estimates using the occupancy factors from Figure 31. The population and housing unit estimates from 2020 to 2026 are shown in Figure 33.

Figure 33. Residential Estimates

Minneola, Florida	2020	2021	2022	2023	2024	2025	2026
	Census						Base Year
Housing Units							
Single Family	4,310	4,542	4,952	5,566	6,065	6,540	7,040
Multi-Family	430	512	727	727	727	727	787
Total	**4,740**	**5,054**	**5,679**	**6,293**	**6,792**	**7,267**	**7,827**
Population							
Single Family	16,095	13,874	15,127	17,000	18,527	19,977	21,503
Multi-Family	476	464	658	658	658	658	711
Total	**16,571**	**14,338**	**15,785**	**17,658**	**19,184**	**20,634**	**22,214**

Source: U.S. Census Bureau, City of Minneola.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

The analysis projects housing units based on the current residential pipeline and calculates population estimates based on PPHU. According to the City of Minneola's current residential development pipeline, 10,028 single family units and 2,947 multi-family units are expected to be added over the next 10 years. Citywide population is projected to increase by 33,204 over the next 10 years. Population by type (single family and multifamily) is projected by applying the current allocation from the U.S. Census Bureau as shown in Figure 34.

Figure 34. Residential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Housing Units								
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**20,802**	**12,975**
Population								
Single Family	21,503	24,531	27,589	30,648	33,706	36,765	52,057	30,554
Multi-Family	711	974	1,239	1,504	1,769	2,034	3,361	2,650
Total	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**55,418**	**33,204**

Source: U.S. Census Bureau, American Community Survey (ACS) 2020-2024 Estimates; City of Minneola.

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure 35, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototypes used in the study reflect common uses in Minneola and average values. Prototypes are as follows: for industrial development, Light Industrial (ITE 110) with 1,117 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 439 square feet of floor area per employee. Institutional development uses Hospital (ITE 610) with 334 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 479 square feet of floor area per employee. Other categories are shown for informational purposes as well as to document demand factors for other nonresidential land uses that may be included in the fee schedule.

Figure 35. Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Estimates

ESRI Business Analyst 2025 employment estimates for Minneola include 2,045 jobs. This employment estimate includes 339 industrial jobs, 545 commercial jobs, 593 jobs related to office and other services, and 568 institutional jobs. Applying the employment density factors shown in Figure 35 to employment estimates shown in Figure 36 provides a nonresidential floor area estimate of approximately 1.09 million square feet.

Figure 36. Minneola 2025 Nonresidential Estimates

Development Type	2025 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2025 Estimated Floor Area[3]
Industrial[4]	339	17%	1,117	378,550
Commercial[5]	545	27%	479	260,893
Office & Other Services[6]	593	29%	439	260,526
Institutional[7]	568	28%	334	189,510
Total	2,045	100%		1,089,480

1. Esri Business Analyst Online, Business Summary, 2025.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).
3. TischlerBise calculation (2025 jobs X square feet per job).
4. Major sectors are Construction, Manufacturing; and Wholesale Trade.
5. Major sectors are Retail Trade; Accommodation & Food Services.
6. Major sectors are Healthcare and Social Assistance; Real Estate and Rental Leasing.
7. Major sectors are Public Administration; Educational Services.

Nonresidential permit data from the City of Minneola was used to establish base year estimates, in 2025 this data showed 502,379 square feet of newly constructed nonresidential floor area. This construction data yields a base year nonresidential floor area estimate of 1.59 million square feet. Applying the employment density factors shown in Figure 35 to the base year nonresidential floor area estimates provides a base year employment estimate of approximately 3,292 jobs. Figure 37 shows these estimates broken down by nonresidential land use type.

Figure 37. Minneola Base Year Nonresidential Estimates

Minneola, Florida	2025	2026
		Base Year
Employment		
Industrial	339	339
Commercial	545	1,035
Office & Other Services	593	738
Institutional	568	1,180
Total	**2,045**	**3,292**
Floor Area (Square Feet)		
Industrial	378,550	378,550
Commercial	260,893	495,527
Office & Other Services	260,526	324,205
Institutional	189,510	393,576
Total	**1,089,480**	**1,591,859**

Source: Esri Business Analyst, Institute of Transportation Engineers, City of Minneola.

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

TischlerBise projects future nonresidential development based on nonresidential pipeline data from the City of Minneola. The City projects 1.74 million square feet of industrial floor area, 1.12 million square feet of commercial floor area, and 475 thousand square feet of floor area for office and other services over the next 10 years. Institutional floor area is projected to increase at the rate of population, as is common practice. Employment density factors shown in Figure 35 are applied the nonresidential floor area projections to get employment projections.

Figure 38. Nonresidential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	339	494	650	805	961	1,116	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**10,031**	**6,739**
Floor Area (Square Feet)								
Industrial	378,550	552,143	725,736	899,329	1,072,922	1,246,515	2,114,481	1,735,931
Commercial	495,527	607,610	719,693	831,776	943,858	1,055,941	1,616,355	1,120,828
Office & Other Services	324,205	371,666	419,127	466,588	514,048	561,509	798,813	474,608
Institutional	393,576	451,868	510,757	569,646	628,535	687,423	981,868	588,291
Total	**1,591,859**	**1,983,287**	**2,375,313**	**2,767,338**	**3,159,364**	**3,551,389**	**5,511,517**	**3,919,658**

Source: Esri Business Analyst Online, Business Summary, 2025; Trip Generation, Institute of Transportation Engineers, 12th Edition(2025); City of Minneola.

AVERAGE WEEKDAY VEHICLE TRIPS

Some nonresidential impact fees are calculated using average weekday vehicle trips (AWVT).[3] Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025), which is the most recent edition. The prototypes used in the study reflect common uses in Minneola and average values. The prototype for industrial development is Light Industrial (ITE 110) which generates 3.60 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 7.83 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Hospital (ITE 610) and generates 10.70 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 36.39 average weekday vehicle trips per 1,000 square feet of floor area.

Figure 39. Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

[3] Per standard impact fee practice, the impact fee categories of Fire and Police use nonresidential vehicle trips as the demand factor for nonresidential land uses.

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes adjustments from ITE to make the fees proportionate to the infrastructure demand for each type of development.

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent per ITE because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure 40, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Minneola's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing nonresidential development citywide is estimated to attract 10,007 vehicle trips on an average weekday.

Figure 40. Average Weekday Vehicle Trips for Minneola

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2026 Dev Units	2026 Veh Trips
Industrial	KSF	110	3.60	50%	379	681
Commercial	KSF	820	36.39	33%	496	5,951
Office & Other Services	KSF	710	7.83	50%	324	1,269
Institutional	KSF	610	10.70	50%	394	2,106
Total						10,007

Sources: Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

DEVELOPMENT PROJECTIONS

Provided below is a summary of development projections used in the Impact Fee Report. Base year estimates for 2026 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure 41. Minneola Projections Summary

Minneola, Florida	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**42,123**	**45,447**	**48,770**	**52,094**	**55,418**	**33,204**
Housing Units												
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	13,057	14,060	15,062	16,065	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	2,555	2,850	3,145	3,439	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**15,612**	**16,910**	**18,207**	**19,505**	**20,802**	**12,975**
Employment												
Industrial	339	494	650	805	961	1,116	1,272	1,427	1,583	1,738	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	2,440	2,674	2,908	3,142	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,386	1,494	1,602	1,710	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,237	2,413	2,590	2,766	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**7,335**	**8,009**	**8,683**	**9,357**	**10,031**	**6,739**
Floor Area / Sq Ft (x1,000)												
Industrial	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other Services	324	372	419	467	514	562	609	656	704	751	799	475
Institutional	394	452	511	570	629	687	746	805	864	923	982	588
Total	**1,592**	**1,983**	**2,375**	**2,767**	**3,159**	**3,551**	**3,943**	**4,335**	**4,727**	**5,119**	**5,512**	**3,920**

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

AVERAGE WEEKDAY VEHICLE TRIP PROJECTIONS

TischlerBise uses the projections shown below for some nonresidential components of impact fees.

Figure 42. Minneola Average Weekday Vehicle Trips Summary

Minneola, Florida	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Increase
Industrial KSF	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial KSF	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other KSF	324	372	419	467	514	562	609	656	704	751	799	475
Institutional KSF	394	452	511	570	629	687	746	805	864	923	982	588
Industrial Trips	681	994	1,306	1,619	1,931	2,244	2,556	2,869	3,181	3,494	3,806	3,125
Commercial Trips	5,951	7,297	8,643	9,989	11,335	12,680	14,026	15,372	16,718	18,064	19,410	13,460
Office & Other Trips	1,269	1,455	1,641	1,827	2,012	2,198	2,384	2,570	2,756	2,942	3,127	1,858
Institutional Trips	2,106	2,417	2,733	3,048	3,363	3,678	3,993	4,308	4,623	4,938	5,253	3,147
Nonresidential Trips	10,007	12,163	14,322	16,482	18,641	20,800	22,960	25,119	27,278	29,437	31,597	21,590

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Minneola will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development categories are defined by Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). Minneola will collect impact fees from all new nonresidential development. One-time impact fees are determined by site capacity (i.e., square feet).

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

APPENDIX C: FLORIDA IMPACT FEE ACT

2025 Florida Statutes

Title XI CITY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163 INTERGOVERNMENTAL PROGRAMS

SECTION 31801 Impact fees; short title; intent; minimum requirements; audits; challenges.

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a city or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b. The local government jurisdiction has held at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c. The impact fee increase ordinance is approved by a unanimous vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government,

school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A city, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a city, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably

connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266; s. 4, ch. 2025-177; s. 3, ch. 2025-190.

Retrieved October 3, 2025: **https://m.flsenate.gov/statutes/163.31801**

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-15

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Patti Boniello, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 08, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this 8th day of July 2026 by Patti Boniello, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH211536
Notary expires: December 27, 2025

00012418 00212937

Joyce Heffington
CITY OF MINNEOLA
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Notary Public State of Florida
Ashley Abear
My Commission HH 744101
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 394-3598

NOTICE OF PUBLIC HEARING

NOTICEIS HEREBY GIVEN, pursuant to FS 163.31801 of the Florida Statutes, that the City Council of the City of Minneola, Florida, will conduct public hearings in the Council Chambers of Minneola, Florida, 800 N. U.S. Highway 27, Minneola, Florida, during its regular meetings on July 7, 2026, and July 21, 2026, at 6:30 p.m., or as soon thereafter to consider, act upon, enact or reject the following Ordinance:

ORDINANCE 2026-15

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.

This Ordinance proposes changes to the Police Public Safety Protection Impact Fees currently levied by the City of Minneola. If adopted, the Ordinance will establish the following rates for Police Impact Fees:

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$211.82	$234.42	$259.43	$287.10
Multi-Family	Dwelling	0.75	$158.86	$175.81	$194.57	$215.33
Office	1,000 sq. ft.	0.52586	$118.33	$130.95	$144.92	$160.38
Retail	1,000 sq. ft.	1.37362	$290.96	$322.00	$356.35	$394.37
Institutional	1,000 sq. ft.	0.73566	$155.83	$172.46	$190.86	$211.22
Industrial	1,000 sq. ft.	0.33195	$70.32	$77.82	$86.12	$95.31

The Ordinance, and the new impact fee rates established pursuant thereto, shall be effective on the 91st day following the date on which this advertisement is published, in accordance with the Florida Impact Fee Act requirement that notice of a new or amended Impact fee be provided ninety (90) days prior to the effective date of the ordinance imposing such impact fee. The actual rates adopted by the City Council of the City of Minneola may be less than those listed above. In any rate adopted exceeds the rate listed above, further notice shall be provided, and such rates shall take effect no sooner than ninety (90) days following the date on which notice is provided pursuant to the requirements of the Florida Impact Fee Act.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the City Council to consider.

The proposed Ordinance is available for public inspection at City Hall, 800 N. US. Highway 27, Minneola Florida 34715 between the regular business hours of 8 a.m. and 5 p.m. Monday to Friday. A reasonable charge may be charged for the provision of copies.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON CITY CLERK AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 11.
Subject Title: Ordinance 2026-16 Parks & Recreation Impact Fee - *Second Reading - Request to Table Until August 18, 2026*

Objective:
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.

Summary:
Additional resources required to provide services to new development should not be born by existing residents. With the huge amount of development in the Mountain CRA, we need parks and recreation facilities. We have had two additional park sites dedicated to the City in the Mountain CRA but the impact fees will help provide the funding to make the sites usable for recreation activities.

Exhibits:
1. Ord 2026-16 Parks & Rec Impact Fee
2. Minneola Fees 6.18.26
3. Affidavit

Options:
1. Approve the Ordinance as presented.
2. Approve the Ordinance with Conditions.
3. Postpone the decision.
4. Deny approval of the Ordinance.

Fiscal Impact:
Undetermined

P & Z Recommendation:
N/A

Staff Recommendation:

Staff recommends approval.

ORDINANCE 2026-16

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 PARKS AND RECREATION 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.

WHEREAS, the City of Minneola continues to develop and expand by annexation and by increased development of property currently within the municipal boundaries; and

WHEREAS, expansion and increased use and density require expansion of parks and recreation facilities attributable to new construction within the city limits; and

WHEREAS, the City of Minneola has adopted a comprehensive plan which requires the City to plan for and finance the facilities and equipment needed to serve growth and intensified uses; and

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Section 166.021 of the Florida Statutes grant the City of Minneola broad home rule powers necessary to carry on municipal government; and

WHEREAS, Section 163.3202(3) of the Florida Statutes encourages the use of innovative land development regulations which include the use of impact fees to implement the goals, objectives and policies of a City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Minneola has received and accepted the Development Impact Fee Report prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026; and

WHEREAS, the Development Impact Fee Report sets forth the calculations and basis for the impact fees associated with the provision of municipal services for parks and recreation; and

WHEREAS, the calculation of the impact fees set forth in the study is based on the most recent and localized data; and

WHEREAS, pursuant to Florida Statute section 163.31801, the City of Minneola has provided notice no less than ninety (90) days before the effective date of this ordinance; and

WHEREAS, the imposition of impact fees is seen as a proper means of requiring growth to help pay for a portion of the capital expenditures necessitated by such growth; and

WHEREAS, in order to equitably distribute the proportionate fair share of new municipal services on new developments within the City of Minneola that create the need for such municipal services, it serves the health, safety and general welfare of the residents of the City of Minneola to enact this ordinance establishing parks and recreation impact fees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA THAT:

Section 1. Recitals

The recitals set forth above are hereby adopted and incorporated herein by reference.

Section 2. Findings

1. The City of Minneola owns and maintains parks and recreation facilities for the benefit of visitors and residents. These parks and recreation facilities are a necessary and proper function of the City of Minneola.

2. In order to maintain current levels of parks and recreation services, it will be necessary to expand capital facilities and equipment in relation to growth and development within the City of Minneola.

3. The imposition of impact fees has been identified as one of the preferred methods of ensuring that development bears a proportionate share of the cost of parks and recreation capital facilities necessary to accommodate such development. Allocation of a proportionate share of the capital costs for new development promotes and protects the public health, safety and welfare of the citizens of the City of Minneola.

4. Different types of development create different impacts on parks and recreation facilities.

5. The study regarding parks and recreation impact fees prepared by TischlerBise Fiscal Economic Planning dated May 18, 2026 has been submitted to the City Council and discussed at public meetings and sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional parks and recreation capital facilities and equipment within the City of Minneola.

Section 3. The City of Minneola Code of Ordinances is hereby amended to add Article VI to Chapter 43, as follows:

ARTICLE VI. CITY OF MINNEOLA PARKS AND RECREATION IMPACT FEES

Sec. 42-147. Purpose and Imposition

For the purpose of helping to defray the cost of new or expanded parks and recreation facilities and equipment attributable to new construction within the city limits, impact fees are hereby levied on new construction within the city limits in accordance with the provisions set forth on Exhibit "A" and other provisions of this article.

Sec. 42-148. Applicability

This Article shall apply to all new construction within the City limits except the following:

A. Expansion of a residential dwelling unit which does not increase the number of dwelling units in the structure;
B. Any reconstruction of a destroyed or partially destroyed building, provided that the destruction of the building occurred other than by willful razing or demolition;
C. Expansion of or additions to existing structures provided that such expansion or addition does not require the issuance of a certificate of occupancy;
D. Construction under any building permit issued prior to the effective date of this article;
E. Temporary activities and uses including, but not limited to, temporary construction and temporary housing.

Sec. 42-149. Review of Fee Amounts

Parks and recreation impact fees shall be reviewed and updated every four years in accordance with an analysis of projected residential construction within the city limits, the cost of any expanded or new capital facilities and equipment for parks and recreation facilities generated by such construction and the money, other than impact fee revenues, otherwise available to meet such costs. The City Council may annually adjust the established impact fee rates to reflect changes in the costs of relevant capital facilities and equipment. All changes or adjustments to the established impact fee rates shall be made by Ordinance or Resolution after advertising and public hearings and shall apply to construction for which building permits are issued after the effective date of such ordinance.

Sec. 42-150.

A. *Rates.* The parks and recreation impact fee rates to be applied to each new development building permit are contained in Exhibit"A" - City of Minneola Parks and Recreation Impact Fee Schedule.

B. *Mixed Uses.* If a building permit is requested for mixed uses, then the parks and recreation impact fee shall be determined by using the impact fee schedule contained in Exhibit "A" to calculate the impact fee due for each use specified on the building permit.

C. *Unspecified Use*. It is the intent that all development requiring building permit(s) shall pay an appropriate parks and recreation impact fee. If the type of development activity requiring a building permit is not specified in the impact fee schedule contained in Exhibit "A", the City Manager, or his/her designee, shall assign the fee applicable to the most nearly comparable use or uses in the fee schedule contained in Exhibit "A".

D. *Change of Use or Density.* In the case of a change of use or density which requires a building permit, the impact fee shall be based on the net increase of the fee, if any, for the new land use as compared with the previous land use as determined by the City Manager or his/her designee.

E. Appeal. Any owner who disagrees with the determination of the City Manager or his/her designee may appeal such decision to the City Council by filing a written request for appeal within 20 days of the determination by the City Manager or his/her designee.

F. Credit. The City Council may give credit for part of the parks and recreation impact fee on a project if it determines that a development can demonstrate that it will substantially reduce the project's impact under the city's capital needs for expansion of parks and recreation facilities. The amount credited under this section shall be determined by the city council.

Sec. 42-151. City of Minneola Parks and Recreation Capital Expansion Trust Fund

A. DEPOSIT OF FEES. All parks and recreation impact fees collected by the City of Minneola shall be separately accounted for and shall be deposited only in the City of Minneola Parks and Recreation Capital Expansion Trust Fund.

B. USE OF FUNDS. Amounts in the City of Minneola Parks and Recreation Capital Expansion Trust Fund shall be used only for the purpose of such fund and for no other purpose. Expenditures may not be used for operations or maintenance. Expenditures from the fund shall be specifically approved by the City Council of the City of Minneola and shall be limited to the expansion or acquisition of capital facilities or equipment made necessary by the new development construction from which the fees were collected or for principal payments (including sinking fund payments) on bonds to expand or acquire such facilities or equipment. Whenever possible, fees are to be used in the order in which they are collected. Before authorizing expenditure from this Trust Fund, the City Council of the City of Minneola shall determine that such expenditure is for capital facilities or equipment to be used for the purpose of the trust fund and meets all other applicable requirements.

C. MATCHING FUNDS. City may use funds in the Minneola Parks and Recreation Capital Expansion Trust Fund as its share of matching funds for any grant, loan, or similar purposes, and nothing herein shall preclude the

use of said funds for matching purposes.

Sec. 42-152. Capital Expansion Plans

The City Council of the City of Minneola shall prepare and maintain a capital expansion plan or master plan for the fund as well as annual compilation of capital projects funded by impact fees. These plans shall be reviewed at least annually during the budget review process.

Sec. 42-153. Time of Payment; Remedies for Nonpayment; Method of Payment.

Parks and recreation impact fees shall be due and payable at the time of issuance by the City Building Department of a building permit or mobile home tie down permit. No building permit or mobile home tie down permit shall be issued until all applicable parks and recreation impact fees have been received by the City of Minneola.

Impact fees shall be paid in cash unless the city council specifically accepts an in-kind contribution of capital facilities for public use. Credit for any in-kind contribution shall be on a fair market value basis as of the date the city council accepts the offer of such contribution.

Sec. 42-154. Refund of Fees Paid

A. If a building permit or mobile home tie down permit expires prior to the completion of the new development project, then the fee payer, or his heirs, successors or assigns may request a refund, less an administrative fee equal to five percent (5%) of the total fee. Such refund must be requested within sixty (60) days after expiration of the building permit or mobile home permit.

B. If the parks and recreation impact fees have not been spent or encumbered by the end of the calendar quarter encompassing the six year anniversary of the date the parks and recreation impact fees were paid to the City of Minneola, then upon receipt of a written request for a refund from the current land owner, the City of Minneola will issue a refund, to the current land owner unless the City can establish that it intends to use such impact fees within one year of such application. However, the City shall retain any interest accrued to partially compensate for the administrative expenses associated with the impact fees.

Section 4. Notice

The City has published notice of the impact fees provided for in this Ordinance in a newspaper of general circulation no less than ninety (90) days before the effective date of this Ordinance pursuant to Florida Statute section 163.31801.

Section 5. Severability

The provisions of this Ordinance are declared to be severable and if any

section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. **Inclusion in the City of Minneola Code**

It is the intention of the City Council of the City of Minneola that the provisions of this Ordinance shall become and be made a part of the City of Minneola Code of Ordinances and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate work or phrase to accomplish such intentions.

Section 7. **Effective Date**

This Ordinance shall become effective as of October 20, 2026 pursuant to F.S. 163.31801.

PASSED AND ORDAINED this _____ day of _____, 2026 by the City Council of the City of Minneola, Florida.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Passed First Reading _____
Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

EXHIBIT “A”

Description	Unit	ERU Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$453.74	$502.15	$555.72	$615.00
Multi-Family	Dwelling	.75	$339.75	$376.00	$416.11	$460.50

Development Impact Fee Report

Prepared for:

Minneola, Florida

June 18, 2026

TischlerBise
FISCAL | ECONOMIC | PLANNING

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EXECUTIVE SUMMARY

Minneola, Florida, contracted with TischlerBise to update their impact fees pursuant to Florida Statutes §163.31801. Cities in Florida may assess impact fees to offset infrastructure costs necessitated by future growth. Impact fees are one-time payments used to construct system improvements needed to accommodate future development. Impact fees may only be used for capital improvements or debt service for growth-related infrastructure. In contrast to general taxes, impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies. All data used in this report is most recent and localized data available in the past four (4) years. This impact fee study includes the following components:

1. Parks and Recreation
2. Fire
3. Police

FLORIDA IMPACT FEE ENABLING LEGISLATION

The authority for Florida cities to adopt and collect impact fees to offset the demands future development creates for new infrastructure is well established. St. Johns City v. Northeast Florida Builders Association (583 So. 2d 635, 638 Fla. 1991) states, "The use of impact fees has become an accepted method of paying for public improvements that must be constructed to serve new growth."[1]

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." §163.31801(2), Fla. Stat. The statute—concerned mostly with procedural and methodological limitations—did not expressly allow or disallow any particular public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, most of which were common to the practice already.

Subsequent amendments to the Act in 2009 removed prior notice requirements for impact fee reductions (but not increases) and purported to elevate the standard of judicial review. Under Florida law, impact fees must comply with the "dual rational nexus" test, which requires "a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in service units generated by new development. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision," St. Johns City, 583 So.2d at 637 (quoting Hollywood, Inc. 431 So. 2d at 611-12). Impact fee calculation studies, generally speaking, establish the pro rata, or proportionate, "need" for new infrastructure and implementing ordinances to ensure that new growth paying the fees receive a pro rata "benefit" from their expenditure.

[1] Citing Home Builders & Contractors Association v. Palm Beach City., 446 So.2d 140 (Fla. 4th DCA 1984); Hollywood, Inc. v. Broward County, 431 So.2d 606 (Fla. 4th DCA 1983).

Other amendments to the Florida Impact Fee Act, House Bill 337 (2021) and most recently Senate Bill 1080 (2025) provided further definition for infrastructure, revised requirements for crediting contributions against the collection of impact fees, and restricted impact fee increases. **Among the increase restrictions, an adopted increase of 25 percent or less must be phased over two years; increases between 25-50 percent must be phased over four years; no increase can exceed 50 percent without a finding of extraordinary circumstances; and impact fees cannot be increased more than once every four years.** The restrictions can be bypassed if the jurisdiction complies with the impact fee rational nexus test; can demonstrate extraordinary circumstances; holds at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the limitations; and is approved by a unanimous vote of the governing body. An impact fee increase approved under the extraordinary circumstances requirement "must be implemented in at least two but not more than four equal annual increments;" and an impact fee rate may not be increased beyond the phase-in limitations "if the local government has not increased the impact fee within the past 5 years" (discounting years in which the local government is prohibiting from increasing an impact fee because it is located in a hurricane disaster area).

Minneola is updating impact fees for park and recreation, fire, and law enforcement to fund capital facilities needed to meet the demand created by future development. The need for these services, and the infrastructure necessary to provide them, is driven by development; therefore, as vacant lands within Minneola develop, or as existing uses expand, the demand imposed upon Minneola for additional capital facilities increases proportionately.

The need for additional capacity for future development is further shown through an established level-of-service standard and Minneola's existing capital improvement plan. Capital facilities necessary to provide this infrastructure standard have been provided by Minneola to date; however, Minneola will need to continue to provide new development with the same levels of service. The expenditures required to maintain existing levels of service are not necessitated by existing development, but rather by future development.

Furthermore, through the implementation of Minneola's capital improvement plans, future development paying impact fees will receive a pro rata benefit from new facilities built with those fees. In addition, Minneola's impact fee ordinance, including any amendments necessary to implement the fees recommended in this study, earmarks impact fees solely for capital facilities necessary to accommodate future development.

Finally, there are several steps Minneola will take to ensure ongoing compliance with applicable Florida laws related to impact fees. First, it will continue to update and implement plans for expending impact fee revenues on the types of facilities TischlerBise has used to develop the fees in this study. In Florida, this is typically satisfied through a Capital Improvement Plan (CIP). Also, Minneola will update its existing impact fee ordinance to ensure compliance with the approach used here and any developments in statutory and case law since Minneola's fees were last updated. The ordinance update should address, among other things, earmarking of impact fee revenues, limitations on the use of revenues, revisions related to developer credits, and ongoing compliance with other city and state law requirements.

INTRODUCTION TO IMPACT FEES

Impact fees are one-time payments used to fund capital improvements necessitated by future development. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering impact fees should note the following limitations:

1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

Conceptual Impact Fee Calculation

In contrast to project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and / or park amenities.

Required Findings

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: **"need," "benefit,"** and **"proportionality."** The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.

Impact Fee Methodologies

Impact fees for the capital facilities made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate impact fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating impact fees and how those methodologies can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new development will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.
- **Incremental Expansion** (concurrent improvements) - The incremental expansion methodology documents current LOS standards for each type of capital facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Evaluation of Credits

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible impact fee methodology. There are two types of credits with specific characteristics, both of which should be addressed in impact fee studies and ordinances. The first is a revenue credit due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the impact fee. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the impact fee program.

IMPACT FEE COMPONENTS

Figure 1 summarizes the methods and cost components used for each type of public facility in the City's impact fee update. Based on conversations with City staff, it has been determined that all impact fees in this report will serve at a citywide level. Each chapter details residential (i.e., population) and nonresidential (i.e., jobs and nonresidential vehicle trips) factors used to allocate demand and cost for facilities.

Figure 1. Fee Methodologies and Cost Components

Fee Component	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Parks and Recreation	Citywide	N/A	Park Land, Park Amenities, Recreation Centers	N/A	Population
Fire	Citywide	N/A	Fire Facilities, Fire Facilities Land, Fire Apparatus	N/A	Population, Vehicle Trips
Police	Citywide	N/A	Police Facilities, Police Vehicles, Police Equipment	N/A	Population, Vehicle Trips

ROUNDING

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

Current Impact Fees

Shown below, Figure 2 includes impact fees currently assessed by Minneola. Current impact fees for residential development are assessed per housing unit, based on the type of unit, and nonresidential fees are assessed per 1,000 square feet of floor area, based on the land use.

Figure 2: Current Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Single Family	Housing Unit	$410	$539	$191	$1,141
Multi-Family	Housing Unit	$307	$405	$144	$855

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Current Fees
Industrial	1,000 Sq Ft	$0	$179	$64	$243
Commercial	1,000 Sq Ft	$0	$741	$263	$1,004
Office & Other Services	1,000 Sq Ft	$0	$301	$107	$408
Institutional	1,000 Sq Ft	$0	$397	$141	$538

Maximum Supportable Impact Fees

Figure 3 includes the maximum supportable impact fees for new development in Minneola. Impact fees for residential development will be assessed per dwelling unit, based on the type of unit, and nonresidential fees will be assessed per 1,000 square feet of floor area, based on the land use. For unique development types, Minneola may allow or require an independent impact fee assessment. Note that these are the maximum supportable impact fees based on the current costs and levels of service. Any impact fee ordinance must be in accordance with Florida state law and either follow the ordained increase phase-in or undergo the extraordinary circumstances approval process.

Figure 3. Maximum Supportable Impact Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Single Family	Housing Unit	$5,325	$2,157	$246	$7,728
Multi-Family	Housing Unit	$1,571	$637	$73	$2,281

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Maximum Supportable
Industrial	1,000 Sq Ft	$0	$579	$61	$640
Commercial	1,000 Sq Ft	$0	$3,862	$405	$4,267
Office & Other Services	1,000 Sq Ft	$0	$1,259	$132	$1,391
Institutional	1,000 Sq Ft	$0	$1,721	$180	$1,901

Difference Between Current Fees and Maximum Supportable Fees

The Florida Impact Fee Act places limitations on how much local governments, school districts, or special districts may increase an impact fee. An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted. An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted. An impact fee increase in excess of 50 percent of the current impact fee rate must be demonstrated by the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

Figure 4: Difference Between Current Fees and Maximum Supportable Fees

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	$4,915	$1,618	$55	$6,587
Multi-Family	Housing Unit	$1,264	$232	($71)	$1,426

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	$0	$400	($3)	$397
Commercial	1,000 Sq Ft	$0	$3,121	$142	$3,263
Office & Other Services	1,000 Sq Ft	$0	$958	$25	$983
Institutional	1,000 Sq Ft	$0	$1,324	$40	$1,364

Residential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Single Family	Housing Unit	1199%	300%	29%	577%
Multi-Family	Housing Unit	412%	57%	-49%	167%

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Parks & Recreational	Fire	Police	Difference
Industrial	1,000 Sq Ft	0%	223%	-4%	164%
Commercial	1,000 Sq Ft	0%	421%	54%	325%
Office & Other Services	1,000 Sq Ft	0%	318%	23%	241%
Institutional	1,000 Sq Ft	0%	334%	28%	254%

PARKS AND RECREATION IMPACT FEE

The Parks and Recreation Impact Fee includes three components:

1. Park Land
2. Park Amenities
3. Recreation Centers

DEMAND UNITS AND PROJECTED GROWTH

The residential impact fees are calculated per housing unit and based on the number of persons per housing unit. Minneola's current population includes 22,214 persons. Over the next ten years there is a projected increase of 12,975 housing units and 33,204 persons in Minneola. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed the proportionate share of the capital cost needed to provide capital facilities for new development. The parks and recreation impact fee allocates 100 percent of the cost of capital facilities to residential development because it is residential development that generates the demand for parks and recreation facilities. The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit, based on unit type.

LEVEL-OF-SERVICE ANALYSIS

Park Land – Incremental Expansion

Figure 5 shows the existing level of service for park land. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0030 acres per person (66.6 acres / 22,214 persons). Based on conversations with City staff, the land cost is $450,000 per acre, and this yields a cost of $1,349.35 per person ($450,000 per acre X 0.0030 acres per person).

Figure 5. Existing Level of Service for Park Land

Existing Park Land	Acres
City Park	0.6
Community Garden Park	2.2
MAC	26.3
Minneola Trail Right of Way	1.9
Park Property (Oak Valley)	0.8
Park Property (Quail Valley)	13.5
Trail Head Park	12.0
Trail Head Park (Wet Land)	6.7
Trail Right of Way	2.7
Total	66.6

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	66.6
Residential	
Residential Share	100%
2026 Population	22,214
Acres per Person	0.0030
Cost per Person	$1,349.35

Source: Minneola Parks and Recreation Department

Park Amenities – Incremental Expansion

Figure 6 shows the level of service for park amenities. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.0065 units per person (144 units / 22,214 persons). The average cost of existing park amenities is $47,273 per unit, and this yields a cost of $306.44 per person ($47,273 per unit X 0.0065 units per person).

Figure 6. Existing Level of Service for Park Amenities

Existing Amenity	Units	Unit Cost	Total Cost
Baseball Field	6	$151,054	$906,322
Basketball Court	5	$53,787	$268,933
Benches	29	$1,879	$54,501
Bicycle Rack	3	$996	$2,989
Bleachers	5	$22,338	$111,690
Boardwalk	1	$111,352	$111,352
Concession Stand	1	$25,000	$25,000
Drinking Fountain	3	$1,500	$4,500
Garden Shed	1	$50,000	$50,000
Gazebo	3	$18,331	$54,993
Pavilion	3	$132,155	$396,466
Pickleball Court	6	$8,012	$48,070
Playground	3	$877,581	$2,632,743
Restroom	2	$150,000	$300,000
Skate Park	1	$500,000	$500,000
Table	11	$3,500	$38,500
Tennis Court	2	$15,000	$30,000
Irrigation Well	1	$100,000	$100,000
MAC Lights	8	$125,000	$1,000,000
Trash Can	50	$3,424	$171,203
Total	144	$47,273	$6,807,262

Cost Factors	
Average Cost per Unit	$47,273

Level-of-Service (LOS) Standards	
Existing Units	144
Residential	
Residential Share	100%
2026 Population	22,214
Units per Person	0.0065
Cost per Person	$306.44

Source: Minneola Parks and Recreation Department

Recreation Centers – Incremental Expansion

Figure 7 shows the level of service for recreation centers. The proportionate share of demand is allocated 100 percent to residential development in this analysis. Minneola's existing level of service for residential development is 0.1801 square feet per person (4,000 square feet / 22,214 persons). The average cost per square foot of existing recreation centers is $500 per square foot, and this yields a cost of $90.03 per person ($500 per square foot X 0.1801 square feet per person).

Figure 7. Existing Level of Service for Recreation Centers

Existing Recreation Center	Square Feet
Gym	4,000
Total	4,000

Cost Factors	
Cost per Square Foot	$500

Level-of-Service (LOS) Standards	
Existing Square Feet	4,000
Residential	
Residential Share	100%
2026 Population	22,214
Square Feet per Person	0.1801
Cost per Person	$90.03

Source: Minneola Parks and Recreation Department

PROJECTED DEMAND FOR PARKS AND RECREATION INFRASTRUCTURE

Park Land

Figure 8 shows projected demand for park land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 99.6 acres of park land (33,204 additional persons X 0.0030 acres per person). Based on the cost per acre of $450,000, the total projected growth-related expenditure on park land is $44,803,876 (99.6 acres X $450,000 per acre).

Figure 8. Projected Demand for Park Land

Type of Infrastructure		
Park Land		
Level of Service		
0.0030	Acres	per Person
Unit Cost		
$450,000	per Acre	

Demand for Park Land		
Year	Population	Acres
2026	22,214	66.6
2027	25,504	76.5
2028	28,828	86.4
2029	32,152	96.4
2030	35,475	106.4
2031	38,799	116.3
2032	42,123	126.3
2033	45,447	136.3
2034	48,770	146.2
2035	52,094	156.2
2036	55,418	166.2
10-Yr Increase	33,204	99.6
Growth-Related Expenditures		$44,803,876

Park Amenities

Figure 9 shows projected demand for park amenities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for 215.2 units of park amenities (33,204 additional persons X 0.0065 units per person). Based on the cost of $47,273 per unit, the total projected growth-related expenditure on park amenities is $10,175,040 (215.2 units X $47,273 per unit).

Figure 9. Projected Demand for Park Amenities

Type of Infrastructure		
Park Amenities		
Level of Service		
0.0065	Units	per Person
Unit Cost		
$47,273	per Unit	

Demand for Park Amenities		
Year	Population	Units
2026	22,214	144.0
2027	25,504	165.3
2028	28,828	186.9
2029	32,152	208.4
2030	35,475	230.0
2031	38,799	251.5
2032	42,123	273.1
2033	45,447	294.6
2034	48,770	316.1
2035	52,094	337.7
2036	55,418	359.2
10-Yr Increase	33,204	215.2
Growth-Related Expenditures		$10,175,040

Recreation Centers

Figure 10 shows projected demand for recreation centers. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 5,979 square feet of recreation centers (33,204 additional persons X 0.1801 square feet per person). Based on the cost of $500 per square foot, the total projected growth-related expenditure on recreation centers is $2,989,466 (5,979 square feet X $500 per square foot).

Figure 10. Projected Demand for Recreation Centers

Type of Infrastructure		
Recreation Centers		
Level of Service		
0.1801	Square Feet	per Person
Unit Cost		
$500	per Square Foot	

Demand for Recreation Centers		
Year	**Population**	**Square Feet**
2026	22,214	4,000.0
2027	25,504	4,592.4
2028	28,828	5,190.9
2029	32,152	5,789.4
2030	35,475	6,387.9
2031	38,799	6,986.4
2032	42,123	7,584.9
2033	45,447	8,183.4
2034	48,770	8,781.9
2035	52,094	9,380.4
2036	55,418	9,978.9
10-Yr Increase	33,204	5,978.9
Growth-Related Expenditures		$2,989,466

CREDIT

Minneola currently has no debt service or dedicated General Fund revenue allocated to the expansion of parks and recreation, as such there is no need for a credit to be applied.

PARKS AND RECREATION IMPACT FEE

Figure 11 summarizes cost factors for the updated Parks and Recreation Impact Fee. Maximum supportable fees per housing unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, the single-family fee of $5,325 (rounded) is based on an average of 3.05 persons per housing unit multiplied by a total capital cost of $1,745.82 per person.

Figure 11. Maximum Supportable Parks and Recreation Impact Fee

Fee Component	Cost per Person
Park Land	$1,349.35
Park Amenities	$306.44
Recreation Centers	$90.03
Total	$1,745.82

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Maximum Supportable	Current Fees	Difference
Single Family	Housing Unit	3.05	$5,325	$410	$4,915
Multi-Family	Housing Unit	0.90	$1,571	$307	$1,264

1. See Land Use Assumptions

PARKS AND RECREATION IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the parks and recreation impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 12, projected impact fee revenues are approximately $58.0 million and projected expenditures are approximately $58.0 million over the next 10 years. Because the incremental methodology was used for every component of the parks and recreation impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential construction, the projected parks and recreation fee revenue shown below may change.

Figure 12. Projected Parks and Recreation Impact Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Park Land	$44,803,876	$0	$44,803,876
Park Amenities	$10,175,040	$0	$10,175,040
Recreation Centers	$2,989,466	$0	$2,989,466
Total	$57,968,382	$0	$57,968,382

		Single Family $5,325 per unit	Multi-Family $1,571 per unit
Year		Hsg Unit	Hsg Unit
Base	2026	7,040	787
Year 1	2027	8,043	1,082
Year 2	2028	9,046	1,376
Year 3	2029	10,048	1,671
Year 4	2030	11,051	1,966
Year 5	2031	12,054	2,261
Year 6	2032	13,057	2,555
Year 7	2033	14,060	2,850
Year 8	2034	15,062	3,145
Year 9	2035	16,065	3,439
Year 10	2036	17,068	3,734
10-Year Increase		10,028	2,947
Projected Revenue		$53,396,603	$4,630,438

Projected Fee Revenue	$58,027,041
Total Expenditures	$57,968,382

FIRE IMPACT FEE

The Fire Impact Fee includes three components:

1. Fire Facilities
2. Fire Facilities Land
3. Fire Apparatus

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for fire facilities and apparatus, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Appendix A: Land Use Assumptions includes further details about growth projections.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Fire impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 13. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 13. Fire Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Fire Facilities – Incremental Expansion

Figure 14 shows the level of service for fire facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.6276 square feet per person (16,796 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.2853 square feet per vehicle trip (16,796 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost per square foot to construct fire facilities is $800. This yields a cost of $502.05 per person ($800 per square foot X 0.6276 square feet per person) and a cost of $228.27 per nonresidential vehicle trip ($800 per square foot X 0.2853 square feet per vehicle trip).

Figure 14. Existing Level of Service for Fire Facilities

Description	Square Feet
Station 89	16,796
Total	16,796

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	16,796
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.6276
Cost per Person	$502.05
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.2853
Cost per Vehicle Trip	$228.27

Source: Minneola Fire Department

Fire Facilities Land – Incremental Expansion

Figure 15 shows the level of service for fire facilities land. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0654 acres per thousand persons (1.75 acres X 83 percent residential share / 22,214 persons X 1,000). For nonresidential development, the existing level of service is 0.0297 acres per thousand vehicle trips (1.75 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips X 1,000). Based on conversations with City staff, the land cost per acre is $450,000. This yields a cost of $29.42 per person ($450,000 per acre X 0.0654 acres per thousand persons / 1,000) and a cost of $13.38 per nonresidential vehicle trip ($450,000 per acre X 0.0297 square feet per thousand vehicle trips / 1,000).

Figure 15. Existing Level of Service for Fire Facilities Land

Description	Acres
Station 89	1.75
Total	1.75

Cost Factors	
Cost per Acre	$450,000

Level-of-Service (LOS) Standards	
Existing Acres	1.75
Residential	
Residential Share	83%
2026 Population	22,214
Acres per 1,000 Persons	0.0654
Cost per Person	$29.42
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per 1,000 Vehicle Trips	0.0297
Cost per Vehicle Trip	$13.38

Source: Minneola Fire Department

Fire Apparatus – Incremental Expansion

Figure 16 shows the level of service for fire apparatus. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 13. Minneola's existing level of service for residential development is 0.0005 units per person (13 apparatus units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0002 units per vehicle trip (13 apparatus units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing fire apparatus units is $362,115, this yields a cost of $175.89 per person ($362,115 per apparatus unit X 0.0005 units per person) and a cost of $79.97 per nonresidential vehicle trip ($362,115 per apparatus unit X 0.0002 units per vehicle trip).

Figure 16. Existing Level of Service for Fire Apparatus

Description	Units	Unit Cost	Total Cost
Brush	1	$215,000	$215,000
Car	2	$28,000	$56,000
Chief	3	$55,333	$166,000
Engine	2	$1,100,000	$2,200,000
Light Rescue	1	$58,000	$58,000
Prevention	1	$27,500	$27,500
Tower	1	$1,900,000	$1,900,000
Utility	2	$42,500	$85,000
Total	13	$362,115	$4,707,500

Cost Factors	
Average per Unit	$362,115

Level-of-Service (LOS) Standards	
Existing Units	13
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0005
Cost per Person	$175.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0002
Cost per Vehicle Trip	$79.97

Source: Minneola Fire Department

PROJECTED DEMAND FOR FIRE INFRASTRUCTURE

Fire Facilities

Figure 17 shows projected demand for fire facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20,838 square feet of fire facilities (33,204 additional persons X 0.6276 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6,160 square feet of fire facilities (21,590 additional vehicle trips X 0.2853 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on fire facilities is approximately $21,598,331 (26,998 square feet X $800 per square foot).

Figure 17. Projected Demand for Fire Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Fire Facilities	0.6276 Square Feet	per Person	$800
	0.2853 Square Feet	per Vehicle Trip	

Demand for Fire Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	13,941	2,855	16,796
2027	25,504	12,163	16,005	3,471	19,476
2028	28,828	14,322	18,091	4,087	22,178
2029	32,152	16,482	20,177	4,703	24,880
2030	35,475	18,641	22,263	5,319	27,582
2031	38,799	20,800	24,349	5,935	30,284
2032	42,123	22,960	26,435	6,551	32,986
2033	45,447	25,119	28,521	7,167	35,688
2034	48,770	27,278	30,607	7,783	38,390
2035	52,094	29,437	32,692	8,400	41,092
2036	55,418	31,597	34,778	9,016	43,794
10-Yr Increase	33,204	21,590	20,838	6,160	26,998
Growth-Related Expenditures			$16,670,076	$4,928,255	$21,598,331

Fire Facilities Land

Figure 18 shows projected demand for fire facilities land. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 2.2 acres of fire facilities land (33,204 additional persons X 0.0654 acres per thousand persons / 1,000). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 0.6 acres of fire facilities land (21,590 additional vehicle trips X 0.0297 acres per thousand vehicle trips / 1,000). Based on the cost of $450,000 per acre, the total projected growth-related expenditure on fire facilities land is approximately $1,265,829 (2.8 acres X $450,000 per acre).

Figure 18. Projected Demand for Fire Facilities Land

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities Land	0.0654 Acres	per 1,000 Persons	$450,000
	0.0297 Acres	per 1,000 Vehicle Trips	

Demand for Fire Facilities Land					
Year	Population	Vehicle Trips	Acres		
			Residential	Nonresidential	Total
2026	22,214	10,007	1.5	0.3	1.8
2027	25,504	12,163	1.7	0.4	2.0
2028	28,828	14,322	1.9	0.4	2.3
2029	32,152	16,482	2.1	0.5	2.6
2030	35,475	18,641	2.3	0.6	2.9
2031	38,799	20,800	2.5	0.6	3.2
2032	42,123	22,960	2.8	0.7	3.4
2033	45,447	25,119	3.0	0.7	3.7
2034	48,770	27,278	3.2	0.8	4.0
2035	52,094	29,437	3.4	0.9	4.3
2036	55,418	31,597	3.6	0.9	4.6
10-Yr Increase	33,204	21,590	2.2	0.6	2.8
Growth-Related Expenditures			$976,995	$288,834	$1,265,829

Fire Apparatus

Figure 19 shows projected demand for fire apparatus. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 16 units of fire apparatus (33,204 additional persons X 0.0005 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 5 units of fire apparatus (21,590 additional vehicle trips X 0.0002 units per vehicle trip). Based on the average cost of $362,115 per unit, the total projected growth-related expenditure on fire apparatus is approximately $7,566,842 (20.9 units X $362,115 per unit).

Figure 19. Projected Demand for Fire Apparatus

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Apparatus	0.0005 Units	per Person	$362,115
	0.0002 Units	per Vehicle Trip	

Demand for Fire Apparatus					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	10.8	2.2	13.0
2027	25,504	12,163	12.4	2.7	15.1
2028	28,828	14,322	14.0	3.2	17.2
2029	32,152	16,482	15.6	3.6	19.3
2030	35,475	18,641	17.2	4.1	21.3
2031	38,799	20,800	18.8	4.6	23.4
2032	42,123	22,960	20.5	5.1	25.5
2033	45,447	25,119	22.1	5.5	27.6
2034	48,770	27,278	23.7	6.0	29.7
2035	52,094	29,437	25.3	6.5	31.8
2036	55,418	31,597	26.9	7.0	33.9
10-Yr Increase	33,204	21,590	16.1	4.8	20.9
Growth-Related Expenditures			$5,840,258	$1,726,584	$7,566,842

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of fire, as such there is no need for a credit to be applied.

FIRE IMPACT FEE

Figure 20 summarizes cost factors for the updated Fire Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $2,157 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $707.36 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet will pay $3,862 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $321.62 per vehicle trip.

Figure 20. Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	$502.05	$228.27
Fire Facilities Land	$29.42	$13.38
Fire Apparatus	$175.89	$79.97
Total	$707.36	$321.62

Residential Fees per Unit				
Development Type	Persons per Housing Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	3.05	$2,157	$539	$1,618
Multi-Family	0.90	$637	$405	$232

Nonresidential Fees per 1,000 Square Feet				
Development Type	AWVT per 1,000 Sq Ft[1]	Proposed Fees	Current Fees	Difference
Industrial	1.80	$579	$179	$400
Commercial	12.01	$3,862	$741	$3,121
Office & Other Services	3.92	$1,259	$301	$958
Institutional	5.35	$1,721	$397	$1,324

1. See Land Use Assumptions

Fire Impact Fee Revenue

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the fire impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 21, projected impact fee revenues are approximately $30.5 million and projected expenditures are approximately $30.4 million over the next 10 years. Because the incremental methodology was used for every component of the fire impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected fire fee revenue shown below may change.

Figure 21. Projected Revenue from Fire Impact Fee

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	$21,598,331	$0	$21,598,331
Fire Facilities Land	$1,265,829	$0	$1,265,829
Fire Apparatus	$7,566,842	$0	$7,566,842
Total	$30,431,001	$0	$30,431,001

		Single Family $2,157 per unit	Multi-Family $637 per unit	Industrial $579 per 1,000 sq ft	Commercial $3,862 per 1,000 sq ft	Office & Other $1,259 per 1,000 sq ft	Institutional $1,721 per 1,000 sq ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$21,630,396	$1,877,239	$1,005,104	$4,328,639	$597,531	$1,012,450

Projected Fee Revenue	$30,451,359
Total Expenditures	$30,431,001

POLICE IMPACT FEE

The Police Impact Fee includes three components:

1. Police Facilities
2. Police Vehicles
3. Police Equipment

DEMAND UNITS AND PROJECTED GROWTH

Residential impact fees are calculated per housing unit and based on persons per housing unit. TischlerBise recommends using nonresidential vehicle trips as the best demand indicator of nonresidential demand for police facilities, vehicles, and equipment, as the trip rates will reflect the presence of people at nonresidential land uses. For example, vehicle trips are highest for commercial/retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for police services and facilities from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, police impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses.

Currently, there is a population of 22,214 persons in Minneola. Over the next ten years there is a projected increase of 12,975 housing units, 33,204 persons, 3.9 million nonresidential square feet, and 21,590 nonresidential vehicle trips in the City. This represents an increase of more than 100 percent from the base year. Further details about growth projections are included in Appendix A: Land Use Assumptions.

PROPORTIONATE SHARE FACTORS

Impact fees should not exceed a proportionate share of the capital cost needed to provide capital facilities to the development. Police impact fees allocate the cost of capital facilities between residential and nonresidential development using functional population. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on average activity of residents and workers in the City over a 24-hour period.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Minneola are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the City are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the City working. Inflow commuters are assigned 10 hours to nonresidential development. Based on the most recent local functional population data available (2023), residential development accounts for 83 percent of the functional population, while nonresidential development accounts for 17 percent, see Figure 22. The figure is used only for the functional population calculation, population and job estimates are produced separately.

Figure 22. Police Proportionate Share Factors

Demand Units in 2023					
Residential				Demand Hours/Day	Person Hours
	Population	17,658			
	Residents Not Working		10,473	20	209,457
	Employed Residents		7,185		
	Employed in Minneola		162	14	2,268
	Employed outside Minneola		7,023	14	98,322
				Residential Subtotal	310,047
				Residential Share	**83%**
Nonresidential					
	Non-working Residents		10,473	4	41,891
	Jobs Located in Minneola		2,245		
	Residents Employed in Minneola		162	10	1,620
	Non-Resident Workers (inflow commuters)		2,083	10	20,830
				Nonresidential Subtotal	64,341
				Nonresidential Share	**17%**
				Total	374,389

Source: BEBR Florida Population Estimates, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.25.3 (employment).

LEVEL-OF-SERVICE ANALYSIS

Police Facilities – Incremental Expansion

Figure 23 shows the level of service for police facilities. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0374 square feet per person (1,000 square feet X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0170 square feet per vehicle trip (1,000 square feet X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). Based on conversations with City staff, the cost to construct police facilities is $800 per square foot. This yields a cost of $29.89 per person ($800 per square foot X 0.0374 square feet per person) and a cost of $13.59 per nonresidential vehicle trip ($800 per square foot X 0.0170 square feet per vehicle trip).

Figure 23. Existing Level of Service for Police Facilities

Existing Facility	Square Feet
Police Space	1,000
Total	1,000

Cost Factors	
Cost per Square Foot	$800

Level-of-Service (LOS) Standards	
Existing Square Feet	1,000
Residential	
Residential Share	83%
2026 Population	22,214
Square Feet per Person	0.0374
Cost per Person	$29.89
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Square Feet per Vehicle Trip	0.0170
Cost per Vehicle Trip	$13.59

Source: Minneola Police Department

Police Vehicles – Incremental Expansion

Figure 24 shows the level of service for police vehicles. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0006 vehicles per person (16 vehicles X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0003 vehicles per vehicle trip (16 vehicles X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police vehicles is $61,000. This yields a cost of $36.47 per person ($61,000 per vehicle X 0.0006 vehicles per person) and a cost of $16.58 per nonresidential vehicle trip ($61,000 per vehicle X 0.0003 vehicles per vehicle trip).

Figure 24. Existing Level of Service for Police Vehicles

Description	Units	Unit Cost	Total Cost
Marked Vehicle	16	$61,000	$976,000
Total	16	$61,000	$976,000

Cost Factors	
Average Cost per Unit	$61,000

Level-of-Service (LOS) Standards	
Existing Units	16
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0006
Cost per Person	$36.47
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0003
Cost per Vehicle Trip	$16.58

Source: Apache Junction Police Department

Police Equipment – Incremental Expansion

Figure 25 shows the level of service for police equipment. To allocate the proportionate share of demand to residential and nonresidential development, this analysis uses daytime population outlined in Figure 22. Minneola's existing level of service for residential development is 0.0024 units per person (64 equipment units X 83 percent residential share / 22,214 persons). For nonresidential development, the existing level of service is 0.0011 units per vehicle trip (64 equipment units X 17 percent nonresidential share / 10,007 nonresidential vehicle trips). The average cost of existing police equipment units is $6,019. This yields a cost of $14.39 per person ($6,019 per equipment unit X 0.0024 units per person) and a cost of $6.54 per nonresidential vehicle trip ($6,019 per apparatus unit X 0.0011 units per vehicle trip).

Figure 25. Existing Level of Service for Police Equipment

Description	Units	Unit Cost	Total Cost
Uniform	16	$5,400	$86,400
Weapon	16	$3,625	$58,000
Radio	16	$6,650	$106,400
Body Camera & Computer	16	$8,400	$134,400
Total	64	$6,019	$385,200

Cost Factors	
Average Cost per Unit	$6,019

Level-of-Service (LOS) Standards	
Existing Units	64
Residential	
Residential Share	83%
2026 Population	22,214
Units per Person	0.0024
Cost per Person	$14.39
Nonresidential	
Nonresidential Share	17%
2026 Vehicle Trips	10,007
Units per Vehicle Trip	0.0011
Cost per Vehicle Trip	$6.54

Source: Minneola Police Department

PROJECTED DEMAND FOR POLICE INFRASTRUCTURE

Police Facilities

Figure 26 shows projected demand for police facilities. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 1,241 square feet of police facilities (33,204 additional persons X 0.0374 square feet per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 367 square feet of police facilities (21,590 additional vehicle trips X 0.0170 square feet per vehicle trip). Based on the cost of $800 per square foot, the total projected growth-related expenditure on police facilities is approximately $1,285,921 (1,607 square feet X $800 per square foot).

Figure 26. Projected Demand for Police Facilities

Type of Infrastructure	Level of Service	Demand Unit	Cost per Sq Ft
Police Facilities	0.0374 Square Feet	per Person	$800
	0.0170 Square Feet	per Vehicle Trip	

Demand for Police Facilities					
Year	Population	Vehicle Trips	Square Feet		
			Residential	Nonresidential	Total
2026	22,214	10,007	830	170	1,000
2027	25,504	12,163	953	207	1,160
2028	28,828	14,322	1,077	243	1,320
2029	32,152	16,482	1,201	280	1,481
2030	35,475	18,641	1,325	317	1,642
2031	38,799	20,800	1,450	353	1,803
2032	42,123	22,960	1,574	390	1,964
2033	45,447	25,119	1,698	427	2,125
2034	48,770	27,278	1,822	463	2,286
2035	52,094	29,437	1,946	500	2,447
2036	55,418	31,597	2,071	537	2,607
10-Yr Increase	33,204	21,590	1,241	367	1,607
Growth-Related Expenditures			$992,503	$293,418	$1,285,921

Police Vehicles

Figure 27 shows projected demand for police vehicles. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 20 police vehicles (33,204 additional persons X 0.0006 vehicles per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 6 police vehicles (21,590 additional vehicle trips X 0.0003 vehicles per vehicle trip). Based on the cost of $61,000 per vehicle, the total projected growth-related expenditure on police vehicles is approximately $1,568,824 (25.7 vehicles X $61,000 per vehicle).

Figure 27. Projected Demand for Police Vehicles

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0006 Units	per Person	$61,000
	0.0003 Units	per Vehicle Trip	

Demand for Police Vehicles					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	13.3	2.7	16.0
2027	25,504	12,163	15.2	3.3	18.6
2028	28,828	14,322	17.2	3.9	21.1
2029	32,152	16,482	19.2	4.5	23.7
2030	35,475	18,641	21.2	5.1	26.3
2031	38,799	20,800	23.2	5.7	28.8
2032	42,123	22,960	25.2	6.2	31.4
2033	45,447	25,119	27.2	6.8	34.0
2034	48,770	27,278	29.2	7.4	36.6
2035	52,094	29,437	31.1	8.0	39.1
2036	55,418	31,597	33.1	8.6	41.7
10-Yr Increase	33,204	21,590	19.9	5.9	25.7
Growth-Related Expenditures			$1,210,853	$357,970	$1,568,824

Police Equipment

Figure 28 shows projected demand for police equipment. Based on a projected population increase of 33,204 persons, future residential development has projected demand for approximately 79 units of police equipment (33,204 additional persons X 0.0024 units per person). With projected nonresidential growth of 21,590 vehicle trips, future nonresidential development demands approximately 23 units of police equipment (21,590 additional vehicle trips X 0.0011 units per vehicle trip). Based on the average cost of $6,019 per unit, the total projected growth-related expenditure on police equipment is approximately $619,171 (103 units X $6,019 per unit).

Figure 28. Projected Demand for Police Equipment

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Equipment	0.0024 Units	per Person	$6,019
	0.0011 Units	per Vehicle Trip	

Demand for Police Equipment					
Year	Population	Vehicle Trips	Units		
			Residential	Nonresidential	Total
2026	22,214	10,007	53	11	64
2027	25,504	12,163	61	13	74
2028	28,828	14,322	69	16	85
2029	32,152	16,482	77	18	95
2030	35,475	18,641	85	20	105
2031	38,799	20,800	93	23	115
2032	42,123	22,960	101	25	126
2033	45,447	25,119	109	27	136
2034	48,770	27,278	117	30	146
2035	52,094	29,437	125	32	157
2036	55,418	31,597	133	34	167
10-Yr Increase	33,204	21,590	79	23	103
Growth-Related Expenditures			$477,890	$141,281	$619,171

CREDIT

The City currently has no debt service or dedicated General Fund revenue allocated to the expansion of police, as such there is no need for a credit to be applied.

POLICE IMPACT FEE

Figure 29 summarizes cost factors for the updated Police Impact Fee. Maximum supportable fees by dwelling unit are equal to the average number of persons per housing unit multiplied by the total capital cost per person. For example, a single-family unit will pay a fee of $246 (rounded) based on an average of 3.05 persons per dwelling multiplied by a total capital cost of $80.75 per person.

Maximum supportable fees for nonresidential development are equal to the vehicle trip rate per 1,000 square feet multiplied by the total capital cost per vehicle trip. For example, a commercial development of 1,000 square feet wil pay $405 (rounded) based on an average of 12.01 vehicle trips per 1,000 square feet (see Appendix A: Land Use Assumptions for further detail on trip rates) multiplied by an average cost of $33.72 per vehicle trip.

Figure 29. Maximum Supportable Police Impact Fee

Fee Component	Cost per Person	Cost per Trip
Police Facilities	$29.89	$13.59
Police Vehicles	$36.47	$13.59
Police Equipment	$14.39	$6.54
Total	$80.75	$33.72

Residential Fees per Development Unit					
Development Type	Development Unit	Persons per Unit[1]	Proposed Fees	Current Fees	Difference
Single Family	Housing Unit	3.05	$246	$191	$55
Multi-Family	Housing Unit	0.90	$73	$144	($71)

Nonresidential Fees per Development Unit					
Development Type	Development Unit	Vehicle Trips per Unit[1]	Proposed Fees	Current Fees	Difference
Industrial	1,000 Sq Ft	1.80	$61	$64	($3)
Commercial	1,000 Sq Ft	12.01	$405	$263	$142
Office & Other Services	1,000 Sq Ft	3.92	$132	$107	$25
Institutional	1,000 Sq Ft	5.35	$180	$141	$40

1. See Land Use Assumptions

POLICE IMPACT FEE REVENUE

Projected fee revenue shown below is based on the development projections in Appendix A: Land Use Assumptions and the police impact fees shown in the previous section. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and impact fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with impact fee revenue. As shown in Figure 30, projected impact fee revenues are approximately $3.4 million and projected expenditures are approximately $3.5 million over the next 10 years. Because the incremental methodology was used for every component of the police impact fee, projected revenues and expenditures are equal to one another. Any discrepancies are the result of rounding in the land use projections and impact fee calculations. Based on the actual mix of future residential and nonresidential construction, the projected police fee revenue shown below may change.

Figure 30. Projected Revenue from Police Impact Fee

Fee Component	Growth Share	Existing Share	Total
Police Facilities	$1,285,921	$0	$1,285,921
Police Vehicles	$1,568,824	$0	$1,568,824
Police Equipment	$619,171	$0	$619,171
Total	$3,473,916	$0	$3,473,916

		Single Family $246 per unit	Multi-Family $73 per unit	Industrial $61 per unit	Commercial $405 per unit	Office & Other $132 per unit	Institutional $180 per unit
Year		Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2026	7,040	787	379	496	324	394
Year 1	2027	8,043	1,082	552	608	372	452
Year 2	2028	9,046	1,376	726	720	419	511
Year 3	2029	10,048	1,671	899	832	467	570
Year 4	2030	11,051	1,966	1,073	944	514	629
Year 5	2031	12,054	2,261	1,247	1,056	562	687
Year 6	2032	13,057	2,555	1,420	1,168	609	746
Year 7	2033	14,060	2,850	1,594	1,280	656	805
Year 8	2034	15,062	3,145	1,767	1,392	704	864
Year 9	2035	16,065	3,439	1,941	1,504	751	923
Year 10	2036	17,068	3,734	2,114	1,616	799	982
10-Year Increase		10,028	2,947	1,736	1,121	475	588
Projected Revenue		$2,466,888	$215,131	$105,375	$453,927	$62,705	$106,075

Projected Fee Revenue	$3,410,101
Total Expenditures	$3,473,916

APPENDIX A: LAND USE ASSUMPTIONS

The Florida Impact Fee Act specifically requires that local governments adopting, collecting, and administering an impact fee must: "Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update;" and "[e]nsure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction."[2] This section of the report provides documentation of the Land Use Assumptions for Minneola Impact Fees to meet the above requirements.

The estimates and projections of residential and nonresidential development in this *Land Use Assumptions* document are for Minneola, Florida. The current demographic estimates and future development projections will be used in the calculation of impact fees. Current demographic data estimates for 2025 are used in calculating levels of service (LOS) provided to existing development in Minneola.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include projections of population, housing units, employment, and nonresidential floor area. TischlerBise projects future development based on recent and emerging development trends. Development projections are summarized at the end of this document in Figure 41 and Figure 42. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, impact fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Minneola will also need to accelerate infrastructure improvements to keep pace with the actual rate of development.

During the next 10 years in Minneola, residential development projections indicate a population increase of 33,204 persons in 12,975 housing units. Nonresidential development projections indicate an employment increase of 6,739 jobs in approximately 3.9 million square feet of floor area.

[2] 2024 Florida Statutes, Sec. 163.31801 (4)(a) and (f).

RESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of residential development including population and housing units.

Occupancy by Housing Type

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Impact fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When using PPHU in the fee calculations, the analysis derives infrastructure standards using year-round population. When using PPH in the fee calculations, the impact fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends Minneola impose impact fees for residential development according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For occupancy estimates in Minneola, single-family units include detached units, attached units, and mobile home units. Multi-family units include duplexes, structures with two or more units on an individual parcel of land, recreational vehicles, and all other units.

Figure 31 below shows the occupancy estimates for Minneola based on 2020-2024 American Community Survey 5-Year Estimates. Single-family units averaged 3.05 persons per housing unit and multi-family units averaged 0.90 persons per housing unit. The estimates shown below are used for housing unit mix factors and may not match population and housing unit estimates shown throughout this report.

Figure 31. Minneola Occupancy by Housing Type

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family[1]	16,095	5,062	**3.18**	5,270	3.05	90.9%	3.95%
Multi-Family[2]	476	309	**1.54**	526	0.90	9.1%	41.25%
Total	16,571	5,371	**3.09**	5,796	2.86	100.0%	7.33%

Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates

1. Includes detached, attached (townhouse), and mobile home units.
2. Includes dwellings in structures with two or more units, RVs, and all other units.

Residential Estimates

Base year (2026) estimates of population and housing units are calculated from U.S. Census data and permit data from the City of Minneola. Figure 32 shows the number of approved residential permits each year from 2020 to 2025.

Figure 32. Approved Residential Permits

Land Use	Dev. Unit	2020	2021	2022	2023	2024	2025	Total	Average
Single Family	Housing Unit	232	410	614	499	475	500	2,730	455
Multi-Family	Housing Unit	82	215	0	0	0	60	357	60
Total		314	625	614	499	475	560	3,087	515

Source: Minneola Planning Department

Permits each year were added to the 2020 U.S. Census Bureau housing unit totals to determine housing unit estimates each year from 2021 to 2026. The housing unit estimates were then converted into population estimates using the occupancy factors from Figure 31. The population and housing unit estimates from 2020 to 2026 are shown in Figure 33.

Figure 33. Residential Estimates

Minneola, Florida	2020	2021	2022	2023	2024	2025	2026
	Census						Base Year
Housing Units							
Single Family	4,310	4,542	4,952	5,566	6,065	6,540	7,040
Multi-Family	430	512	727	727	727	727	787
Total	**4,740**	**5,054**	**5,679**	**6,293**	**6,792**	**7,267**	**7,827**
Population							
Single Family	16,095	13,874	15,127	17,000	18,527	19,977	21,503
Multi-Family	476	464	658	658	658	658	711
Total	**16,571**	**14,338**	**15,785**	**17,658**	**19,184**	**20,634**	**22,214**

Source: U.S. Census Bureau, City of Minneola.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

The analysis projects housing units based on the current residential pipeline and calculates population estimates based on PPHU. According to the City of Minneola's current residential development pipeline, 10,028 single family units and 2,947 multi-family units are expected to be added over the next 10 years. Citywide population is projected to increase by 33,204 over the next 10 years. Population by type (single family and multifamily) is projected by applying the current allocation from the U.S. Census Bureau as shown in Figure 34.

Figure 34. Residential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Housing Units								
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**20,802**	**12,975**
Population								
Single Family	21,503	24,531	27,589	30,648	33,706	36,765	52,057	30,554
Multi-Family	711	974	1,239	1,504	1,769	2,034	3,361	2,650
Total	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**55,418**	**33,204**

Source: U.S. Census Bureau, American Community Survey (ACS) 2020-2024 Estimates; City of Minneola.

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure 35, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). The prototypes used in the study reflect common uses in Minneola and average values. Prototypes are as follows: for industrial development, Light Industrial (ITE 110) with 1,117 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 439 square feet of floor area per employee. Institutional development uses Hospital (ITE 610) with 334 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 479 square feet of floor area per employee. Other categories are shown for informational purposes as well as to document demand factors for other nonresidential land uses that may be included in the fee schedule.

Figure 35. Nonresidential Demand Units

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

Nonresidential Estimates

ESRI Business Analyst 2025 employment estimates for Minneola include 2,045 jobs. This employment estimate includes 339 industrial jobs, 545 commercial jobs, 593 jobs related to office and other services, and 568 institutional jobs. Applying the employment density factors shown in Figure 35 to employment estimates shown in Figure 36 provides a nonresidential floor area estimate of approximately 1.09 million square feet.

Figure 36. Minneola 2025 Nonresidential Estimates

Development Type	2025 Jobs[1]	Percent of Total Jobs	Square Feet per Job[2]	2025 Estimated Floor Area[3]
Industrial[4]	339	17%	1,117	378,550
Commercial[5]	545	27%	479	260,893
Office & Other Services[6]	593	29%	439	260,526
Institutional[7]	568	28%	334	189,510
Total	2,045	100%		1,089,480

1. Esri Business Analyst Online, Business Summary, 2025.
2. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).
3. TischlerBise calculation (2025 jobs X square feet per job).
4. Major sectors are Construction, Manufacturing; and Wholesale Trade.
5. Major sectors are Retail Trade; Accommodation & Food Services.
6. Major sectors are Healthcare and Social Assistance; Real Estate and Rental Leasing.
7. Major sectors are Public Administration; Educational Services.

Nonresidential permit data from the City of Minneola was used to establish base year estimates, in 2025 this data showed 502,379 square feet of newly constructed nonresidential floor area. This construction data yields a base year nonresidential floor area estimate of 1.59 million square feet. Applying the employment density factors shown in Figure 35 to the base year nonresidential floor area estimates provides a base year employment estimate of approximately 3,292 jobs. Figure 37 shows these estimates broken down by nonresidential land use type.

Figure 37. Minneola Base Year Nonresidential Estimates

Minneola, Florida	2025	2026
		Base Year
Employment		
Industrial	339	339
Commercial	545	1,035
Office & Other Services	593	738
Institutional	568	1,180
Total	**2,045**	**3,292**
Floor Area (Square Feet)		
Industrial	378,550	378,550
Commercial	260,893	495,527
Office & Other Services	260,526	324,205
Institutional	189,510	393,576
Total	**1,089,480**	**1,591,859**

Source: Esri Business Analyst, Institute of Transportation Engineers, City of Minneola.

Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

TischlerBise projects future nonresidential development based on nonresidential pipeline data from the City of Minneola. The City projects 1.74 million square feet of industrial floor area, 1.12 million square feet of commercial floor area, and 475 thousand square feet of floor area for office and other services over the next 10 years. Institutional floor area is projected to increase at the rate of population, as is common practice. Employment density factors shown in Figure 35 are applied the nonresidential floor area projections to get employment projections.

Figure 38. Nonresidential Projections

Minneola, Florida	2026	2027	2028	2029	2030	2031	2036	10-Year
	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	339	494	650	805	961	1,116	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**10,031**	**6,739**
Floor Area (Square Feet)								
Industrial	378,550	552,143	725,736	899,329	1,072,922	1,246,515	2,114,481	1,735,931
Commercial	495,527	607,610	719,693	831,776	943,858	1,055,941	1,616,355	1,120,828
Office & Other Services	324,205	371,666	419,127	466,588	514,048	561,509	798,813	474,608
Institutional	393,576	451,868	510,757	569,646	628,535	687,423	981,868	588,291
Total	**1,591,859**	**1,983,287**	**2,375,313**	**2,767,338**	**3,159,364**	**3,551,389**	**5,511,517**	**3,919,658**

Source: Esri Business Analyst Online, Business Summary, 2025; Trip Generation, Institute of Transportation Engineers, 12th Edition(2025); City of Minneola.

AVERAGE WEEKDAY VEHICLE TRIPS

Some nonresidential impact fees are calculated using average weekday vehicle trips (AWVT).[3] Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in Trip Generation, Institute of Transportation Engineers, 12th Edition (2025), which is the most recent edition. The prototypes used in the study reflect common uses in Minneola and average values. The prototype for industrial development is Light Industrial (ITE 110) which generates 3.60 average weekday vehicle trip ends per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 7.83 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Hospital (ITE 610) and generates 10.70 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 36.39 average weekday vehicle trips per 1,000 square feet of floor area.

Figure 39. Average Weekday Vehicle Trip Ends by Land Use

ITE Code	Land Use / Size	Demand Unit	Wkdy Trip Ends Per Dmd Unit[1]	Wkdy Trip Ends Per Employee[1]	Emp Per Dmd Unit	Square Feet Per Emp
110	Light Industrial	1,000 Sq Ft	3.60	4.02	0.90	1,117
130	Industrial Park	1,000 Sq Ft	2.68	3.93	0.68	1,466
140	Manufacturing	1,000 Sq Ft	4.27	2.67	1.60	625
150	Warehousing	1,000 Sq Ft	1.38	5.05	0.27	3,659
254	Assisted Living	bed	4.14	4.24	0.98	N/A
310	Hotel	room	5.84	14.34	0.41	N/A
520	Elementary School	student	2.27	22.50	0.10	N/A
525	High School	student	1.94	21.95	0.09	N/A
540	Community College	student	1.15	14.61	0.08	N/A
550	University/College	student	1.46	8.89	0.16	N/A
565	Day Care	student	3.79	19.30	0.20	N/A
610	Hospital	1,000 Sq Ft	10.70	3.57	3.00	334
620	Nursing Home	bed	3.06	3.31	0.92	N/A
710	General Office (avg size)	1,000 Sq Ft	7.83	3.44	2.28	439
720	Medical-Dental Office	1,000 Sq Ft	34.03	11.78	2.89	346
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	9.97	5.42	1.84	544
820	Shopping Center (avg size)	1,000 Sq Ft	36.39	17.42	2.09	479

1. Trip Generation, Institute of Transportation Engineers, 12th Edition (2025).

[3] Per standard impact fee practice, the impact fee categories of Fire and Police use nonresidential vehicle trips as the demand factor for nonresidential land uses.

Trip Rate Adjustments

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the impact fee methodology includes adjustments from ITE to make the fees proportionate to the infrastructure demand for each type of development.

Adjustment for Pass-By Trips

For commercial development, the trip adjustment factor is less than 50 percent per ITE because this type of development attracts vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.

Average Weekday Vehicle Trips

Shown below in Figure 40, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Minneola's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, existing nonresidential development citywide is estimated to attract 10,007 vehicle trips on an average weekday.

Figure 40. Average Weekday Vehicle Trips for Minneola

Development Type	Dev Unit	ITE Code	Avg Wkday VTE	Trip Adjustment	2026 Dev Units	2026 Veh Trips
Industrial	KSF	110	3.60	50%	379	681
Commercial	KSF	820	36.39	33%	496	5,951
Office & Other Services	KSF	710	7.83	50%	324	1,269
Institutional	KSF	610	10.70	50%	394	2,106
Total						10,007

Sources: Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

DEVELOPMENT PROJECTIONS

Provided below is a summary of development projections used in the Impact Fee Report. Base year estimates for 2026 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands.

Figure 41. Minneola Projections Summary

Minneola, Florida	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-Year
	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Population	**22,214**	**25,504**	**28,828**	**32,152**	**35,475**	**38,799**	**42,123**	**45,447**	**48,770**	**52,094**	**55,418**	**33,204**
Housing Units												
Single Family	7,040	8,043	9,046	10,048	11,051	12,054	13,057	14,060	15,062	16,065	17,068	10,028
Multi-Family	787	1,082	1,376	1,671	1,966	2,261	2,555	2,850	3,145	3,439	3,734	2,947
Total	**7,827**	**9,125**	**10,422**	**11,720**	**13,017**	**14,315**	**15,612**	**16,910**	**18,207**	**19,505**	**20,802**	**12,975**
Employment												
Industrial	339	494	650	805	961	1,116	1,272	1,427	1,583	1,738	1,894	1,555
Commercial	1,035	1,269	1,503	1,738	1,972	2,206	2,440	2,674	2,908	3,142	3,377	2,341
Office & Other Services	738	846	954	1,062	1,170	1,278	1,386	1,494	1,602	1,710	1,818	1,080
Institutional	1,180	1,354	1,531	1,707	1,884	2,060	2,237	2,413	2,590	2,766	2,943	1,763
Total	**3,292**	**3,964**	**4,638**	**5,312**	**5,986**	**6,661**	**7,335**	**8,009**	**8,683**	**9,357**	**10,031**	**6,739**
Floor Area / Sq Ft (x1,000)												
Industrial	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other Services	324	372	419	467	514	562	609	656	704	751	799	475
Institutional	394	452	511	570	629	687	746	805	864	923	982	588
Total	**1,592**	**1,983**	**2,375**	**2,767**	**3,159**	**3,551**	**3,943**	**4,335**	**4,727**	**5,119**	**5,512**	**3,920**

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

AVERAGE WEEKDAY VEHICLE TRIP PROJECTIONS

TischlerBise uses the projections shown below for some nonresidential components of impact fees.

Figure 42. Minneola Average Weekday Vehicle Trips Summary

Minneola, Florida	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Increase
Industrial KSF	379	552	726	899	1,073	1,247	1,420	1,594	1,767	1,941	2,114	1,736
Commercial KSF	496	608	720	832	944	1,056	1,168	1,280	1,392	1,504	1,616	1,121
Office & Other KSF	324	372	419	467	514	562	609	656	704	751	799	475
Institutional KSF	394	452	511	570	629	687	746	805	864	923	982	588
Industrial Trips	681	994	1,306	1,619	1,931	2,244	2,556	2,869	3,181	3,494	3,806	3,125
Commercial Trips	5,951	7,297	8,643	9,989	11,335	12,680	14,026	15,372	16,718	18,064	19,410	13,460
Office & Other Trips	1,269	1,455	1,641	1,827	2,012	2,198	2,384	2,570	2,756	2,942	3,127	1,858
Institutional Trips	2,106	2,417	2,733	3,048	3,363	3,678	3,993	4,308	4,623	4,938	5,253	3,147
Nonresidential Trips	10,007	12,163	14,322	16,482	18,641	20,800	22,960	25,119	27,278	29,437	31,597	21,590

Sources: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates; Trip Generation, Institute of Transportation Engineers, 12th Edition (2025); ESRI Business Analyst Online, Business Summary, 2025; City of Minneola; TischlerBise Estimates.

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Minneola will collect impact fees from all new residential units. One-time impact fees are determined by site capacity (i.e., number of residential units).

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

As discussed below, the nonresidential development categories are defined by Trip Generation, Institute of Transportation Engineers, 12th Edition (2025). Minneola will collect impact fees from all new nonresidential development. One-time impact fees are determined by site capacity (i.e., square feet).

Industrial: Establishments primarily engaged in the production of goods. By way of example, *industrial – general* includes manufacturing plants, utility substations, power generation facilities, and telecommunications buildings.

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses. By way of example, *commercial* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office & Other Services: Establishments providing management, administrative, professional, business services, and health services. By way of example, *office & other services* includes banks, business offices, medical offices, hospitals, and veterinary clinics.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, *institutional* includes schools, universities, churches, daycare facilities, and government buildings.

APPENDIX C: FLORIDA IMPACT FEE ACT

2025 Florida Statutes

Title XI CITY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163 INTERGOVERNMENTAL PROGRAMS

SECTION 31801 Impact fees; short title; intent; minimum requirements; audits; challenges.

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a city or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b. The local government jurisdiction has held at least two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c. The impact fee increase ordinance is approved by a unanimous vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government,

school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A city, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a city, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

(14) A local government, school district, or special district may not assess an impact fee for the reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond that of the original structure. However, if the replacement structure increases the demand on public facilities due to a significant increase in size, intensity, or capacity of use, a local government, school district, or special district may assess an impact fee in an amount proportional to the difference in the demand between the replacement structure and the original structure. Any such fee must be reasonably

connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the reconstruction or replacement of a previously existing structure.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266; s. 4, ch. 2025-177; s. 3, ch. 2025-190.

Retrieved October 3, 2025: **https://m.flsenate.gov/statutes/163.31801**

AFFIDAVIT OF PUBLICATION

Clermont Sun

Published Weekly

Clermont, Lake County, Florida

Case No. 2026-16

STATE OF FLORIDA
COUNTY OF LAKE

Before the undersigned authority, Patti Boniello, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Clermont Sun, a newspaper published at Clermont in Lake County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

July 08, 2026

Affiant further says that the Clermont Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this 8th day of July 2026 by Patti Boniello, who is personally known to me.

Ashley N. Abear, Clerk, Notary Number: #HH211536
Notary expires: December 27, 2025

00012418 00212938

Joyce Heffington
CITY OF MINNEOLA
P.O BOX 678
MINNEOLA, FL 34755

Notary Public State of Florid
Ashley Abear
My Commission HH 74410
Expires 12/27/2029

CITY OF MINNEOLA
P.O. BOX 678
MINNEOLA, FL 34755
(352) 3943598

NOTICE OF PUBLIC HEARING

NOTICEIS HEREBY GIVEN, pursuant to Section 163.31801, Florida Statutes, that the City Council of the City of Minneola, Florida, will conduct public hearings during its regular meetings in the Council Chambers of Minneola, Florida, 800 N. U.S. Highway 27, Minneola, Florida, on July 7, 2026, and July 21, 2026, at 6:30 p.m., or as soon thereafter to consider, act upon, enact or reject the following Ordinance:

ORDINANCE 2026-16

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 PARKS AND RECREATION 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.

This Ordinance proposes changes to the Parks and Recreation Facilities Impact Fees currently levied by the City of Minneola. If adopted, the Ordinance will establish the following rates for the Parks and Recreation Facilities Impact Fees:

			ERU			
Description	Unit	Factor	Year 1	Year 2	Year 3	Year 4
Single-Family	Dwelling	1.00	$453.74	$502.15	$555.72	$615.00
Multi-Family	Dwelling	.75	$339.75	$376.00	$416.11	$460.50

The Ordinance, and the new impact fee rates established pursuant thereto, shall be effective on the 91st day following the date on which this advertisement is published, in accordance with the Florida Impact Fee Act requirement that notice of a new or amended Impact fee be provided ninety (90) days prior to the effective date of the ordinance imposing such impact fee. The actual rates adopted by the City Council of the City of Minneola may be less than those listed above. In any rate adopted exceeds the rate listed above, further notice shall be provided, and such rates shall take effect no sooner than ninety (90) days following the date on which notice is provided pursuant to the requirements of the Florida Impact Fee Act.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the City Council to consider.

The proposed Ordinance is available for public inspection at City Hall, 800 N. US. Highway 27, Minneola Florida 34715 between the regular business hours of 8 a.m. and 5 p.m. Monday to Friday. A reasonable charge may be charged for the provision of copies.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KRISTINE THOMPSON CITY CLERK AT (352) 394-3598 EXT. 111 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

AGENDA SUMMARY
City Council
July 21, 2026

Agenda Item: 12.
Subject Title: Resolution 2026-12 Ferndale Special Preservation Area

Objective:

A Resolution of the City Council of the City of Minneola, Florida, Expressing its Support for the Acquisition and Permanent Conservation of Property Within the Ferndale Special Area; Encouraging the Lake County Board of County Commissioners to Utilize Available Park Acquisition Funding to Purchase and Protect the Property From Development; Supporting Public Access for Passive Recreation Consistent with Conservation; and Providing for an Effective Date.

Summary:
Montverde, Clermont, Minneola, and the County agreed in 2010 The Ferndale Special Area would be unincorporated. The agreement was extended to depict the Ferndale Special Area as Rural and Conservation on the Future Land Use Map. This resolution encourages the Lake County Board of County Commissioners to utilize avaulabhle park acquisition funding to purchase and protect the property from evelopment. and to use it for passive park recreation.

Exhibits:
1. Ord. 2010-18 Interlocal boundary agreement, Clermont, Pine Island
2. Amendment to IBSA Agreement-Montverde,Clermont, Bella Collina,CDD, Lake Co- 09-17-2024
3. Resolution 2026-12 - Ferndale Special Preservation Area

Options:
1. Approve the Resolution as written.
2. Approve the Resolution with conditions.,
3. Postpone the decision.
4. Deny approval of the resolution.

Fiscal Impact:
Undetermined.

P & Z Recommendation:
N/A

Staff Recommendation:
Staff recommends approval.

ORDINANCE 2010-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, APPROVING AN INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN LAKE COUNTY, TOWN OF MONTVERDE, CITY OF CLERMONT, THE CITY OF MINNEOLA, AND THE PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SEC. 171.203 FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature adopted Part II of Chapter 171, Florida Statutes as an alternative for local governments regarding annexation of real property into a municipality; and

WHEREAS, in part, the intent of the Legislature is to "encourage intergovernmental coordination in planning, service delivery, and boundary adjustments"; and

WHEREAS, the City participated in the negotiation of an interlocal service boundary agreement with Lake County, the Town of Montverde, the City of Clermont, the City of Minneola, and the Pine Island Community Development District pursuant to sec. 171.203, Florida Statutes; and

WHEREAS, the City of Minneola City Council desires to adopt the final Interlocal Service Boundary Agreement attached hereto and incorporated herein by reference as Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA:

Section 1. The City of Minneola hereby approves the Interlocal Service Boundary Agreement attached hereto as Exhibit "A," and incorporated herein, between Lake County, the Town of Montverde, the City of Clermont, the City of Minneola, and the Pine Island Community Development District pursuant to sec. 171.203, Florida Statutes.

Section 2. All ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. This Ordinance shall become effective immediately upon passing.

Section 4. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

PASSED and **ORDAINED** this 21st day of September, 2010 by the City Council of the City of Minneola.

PAT KELLEY, MAYOR

ATTEST:

Janet McDaniel, CITY CLERK

CITY OF MINNEOLA CORPORATE SEAL 1926 FLORIDA

Approved as to form and legality:

Scott A. Gerken, City Attorney

Anita Geraci-Carver
ESQUIRE
LAW OFFICE OF ANITA GERACI-CARVER, PA

November 19, 2010

Jan McDaniel, City Clerk
The City of Minneola
800 N. U.S. Highway 27
Minneola, FL 34715

RE: Interlocal Service Boundary Agreement Between The Town of Montverde, The City of Clermont, The City of Minneola, Pine Island Community Development District and Lake County ("Agreement")

Dear Jan:

Enclosed with my letter is your original fully executed Agreement.

If you have any questions, please contact my office.

Sincerely,

Anita Geraci-Carver

Anita Geraci-Carver

AGC/dd

Enclosure

352.243.2801 • Fax 352.243.2768
1560 Bloxam Avenue • Clermont, Florida 34711
anita@agclaw.net

INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN

The Town of Montverde, The City of Clermont, The City of Minneola, Pine Island Community Development District and

Lake County

August 2010

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INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN

The Town of Montverde, The City of Clermont, The City of Minneola, Pine Island Community Development District and Lake County

This Interlocal Service Boundary Agreement (the "Agreement") is made and entered into this ___ day of _____, 2010 (the "Effective Date"), by and between the Town of Montverde, a Florida municipality ("MONTVERDE"), the City of Clermont, a Florida municipality ("CLERMONT"), the City of Minneola, a Florida municipality ("MINNEOLA"), Pine Island Community Development District, an independent special district created by Chapter 190, *Florida Statutes* ("PINE ISLAND"), and Lake County, a political subdivision of the State of Florida (the "COUNTY").

RECITALS

WHEREAS, Florida municipalities possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes.*

WHEREAS, the County possesses Home Rule powers pursuant to Article VIII, Section 1(b), of the Florida Constitution and Section 125.01, *Florida Statutes.*

WHEREAS, the stated purpose of the Florida Interlocal Cooperation Act of 1969, Section 163.01, *Florida Statutes,* is to "permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities."

WHEREAS, the principal goal of the Interlocal Service Boundary Agreement Act, Section 171.20, *Florida Statutes*, is to "encourage local governments to jointly determine how to provide services to residents and property in the most efficient and effective manner while balancing the needs and desires of the community." It is also intended to provide "a more flexible process for adjusting municipal boundaries and to address a wider range of the effects of annexation" . . . "to encourage intergovernmental coordination in planning, service delivery, and boundary adjustments and to reduce intergovernmental conflicts and litigation between local governments" . . . "to promote sensible boundaries that reduce the costs of local governments, avoid duplicating local services, and increase political transparency and accountability" . . . and

"to prevent inefficient service delivery and an insufficient tax base to support the delivery of those services."

WHEREAS, the Parties desire to identify lands that are logical for future annexations into the Town of Montverde municipal boundary ("Municipal Service Area"), and land that will not be annexed into a municipality but will instead remain unincorporated ("Unincorporated Service Area").

WHEREAS, MONTVERDE, COUNTY and MINNEOLA acknowledge and agree that, provided existing rights and agreements are respected, adoption of and implementation of the Goals, Objectives, and Strategies of the Green Mountain Scenic Byway are beneficial to the citizens of each of their communities.

WHEREAS, MONTVERDE, COUNTY and MINNEOLA each agree to adopt the Goals, Objectives, and Strategies of the Green Mountain Scenic Byway and to work to incorporate the same into their comprehensive plans.

WHEREAS, the Parties recognize the benefits of COUNTY, upon satisfaction of certain conditions, allowing utilization of County Road 455 right of way for construction of a sidewalk up to 8 feet in width that will extend an existing recreational trail that terminates approximately one-half mile south of the town limits of MONTVERDE to MONTVERDE'S property referred to as the Stetcher Property.

WHEREAS, the Parties agree that it is beneficial for MONTVERDE and COUNTY to work together to enforce the COUNTY'S sign code in the unincorporated area.

WHEREAS, except for alternative water supply facilities, the Parties also desire to provide for the exclusion of utilities in the Ferndale Special Area unless approved in advance by COUNTY.

WHEREAS, a waiver of rights by COUNTY and the other parties to contest future annexations of certain properties in the Municipal Service Area identified herein is a material inducement to MONTVERDE entering into this Agreement.

WHEREAS, the agreement of MONTVERDE, CLERMONT, MINNEOLA and PINE ISLAND to preserve Ferndale, an Unincorporated Service Area, as an area of non-annexation is a material inducement to COUNTY entering into this Agreement.

WHEREAS, MINNEOLA's being granted the rights to use COUNTY right of way for its alternative water supply facilities upon satisfaction of certain conditions, and the agreement of the parties hereto as to the provision of water and wastewater services within the interlocal services boundary agreement area, as provided herein, are material inducements to MINNEOLA and PINE ISLAND each entering into this Agreement.

WHEREAS, the Parties find that the benefits of intergovernmental communications and coordination will accrue to all Parties.

WHEREAS, the elected officials of the Parties have met and negotiated in good faith to resolve issues relating to annexation, joint planning and provision of infrastructure and wish to reduce their agreement to writing as set forth in this Agreement.

WHEREAS, this Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Chapters 125.01, 163.3177, 166.021 and 171.203, 190.011 *Florida Statutes* (2009).

NOW THEREFORE, in consideration of the mutual covenants set forth in the Agreement, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS.** The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this Agreement.

2. **PINE ISLAND AND ANNEXATION.** It shall be noted that while PINE ISLAND does not object to the provisions concerning annexation contained herein, PINE ISLAND has no statutory authority to consent to the same.

3. **ANNEXATION BY MONTVERDE.**

   a. MONTVERDE is the owner of real property described and depicted in **Exhibit "A"** attached hereto and incorporated herein ("Stetcher Property"). The Stetcher Property is vacant land to be developed by MONTVERDE as a recreational park and possibly, a cemetery. The Parties agree that MONTVERDE can annex the Stetcher Property even though the Stetcher Property does not meet the requirements of §171.043, *Florida Statutes*. The COUNTY waives notice of said annexation as required by §171.044, *Florida Statutes*, but MONTVERDE shall provide COUNTY a copy of the annexation ordinance within five days of its approval, and the Parties further consent to said annexation.

   b. COUNTY agrees that if the owner of the property identified as Parcel ID 02-22-26-000200001401 (the 02-22-26 Property), which is shown in **Exhibit "A"** and which lies adjacent to the Stetcher Property, consents to annexation, then MONTVERDE may annex the 02-22-26 Property even though the 02-22-26 Property does not meet

the requirements of §171.043. The COUNTY waives notice of said annexation as required by §171.044, Florida Statutes, but MONTVERDE shall send COUNTY a copy of the annexation ordinance within five (5) days of its approval.

c. The Black Still Property described and depicted in **Exhibit "B"** attached hereto and incorporated herein ("Black Still Property"), is vacant land proposed for development as single-family residential development. Upon MONTVERDE obtaining consent to annex from the property owner/s and/or registered voters, as provided in §171.205(1), *Florida Statutes,* the Parties agree that MONTVERDE can annex the Black Still Property even though the Black Still Property does not meet the requirements of §171.043, *Florida Statutes.* The COUNTY waives notice of said annexation as required by §171.044, *Florida Statutes*, but MONTVERDE shall provide COUNTY a copy of the annexation ordinance within five days of its approval, and the Parties further consent to said annexation.

d. COUNTY agrees that if the owner of the Woodlands Property depicted in **Exhibit "C"** consents to annexation, then MONTVERDE can annex the Woodlands Property, even though the Woodlands Property does not meet the requirements of §171.043. The COUNTY waives notice of said annexation as required by §171.044, Florida Statutes, but MONTVERDE shall send COUNTY a copy of the annexation ordinance within five (5) days of its approval.

e. The Parties agree that MONTVERDE may, and that CLERMONT and MINNEOLA will not, annex in whole or in part the property described in **Exhibit "D"** (the Bella Collina Property), even though the Bella Collina Property does not meet the requirements of §171.043, upon satisfaction of the following conditions: 1) the owner of the property or properties consents to annexation; and 2) COUNTY consents to the annexation(s) in writing. The purpose of MONTVERDE having to obtain the written consent of COUNTY prior to annexing any property within Bella Collina is to ensure that both MONTVERDE and COUNTY are satisfied that services will be provided to both the annexed and unincorporated portions of Bella Collina, if

any, in an efficient and effective manner. MONTVERDE shall send COUNTY a copy of the annexation ordinance within five (5) days of its approval.

4. **GREEN MOUNTAIN SCENIC BYWAY.** The Green Mountain Scenic Byway begins at the intersection of Lake County Roads 455 and 561 and continues south along County Road 455. MONTVERDE and COUNTY have previously adopted the Goals, Objectives, and Strategies of the Green Mountain Scenic Byway and will be incorporating the same into their respective comprehensive plans. MINNEOLA agrees to consider for adoption the Goals, Objectives, and Strategies of the Green Mountain Scenic Byway in the form attached hereto and incorporated herein as **Exhibit "E"** and, if adopted, amend its comprehensive plan to include the Goals, Objectives, and Strategies of the Green Mountain Scenic Byway no later than 6 months from the Effective Date of this Agreement. If adopted after public hearings and comment, as provided in Chapter 163, Florida Statutes, MINNEOLA will implement the goals, objectives and strategies along any and all portions of County Roads 561 and 455 that lie within its municipal boundaries. Notwithstanding the above, nothing herein shall in any manner amend, abrogate, conflict, or be inconsistent with existing vested rights or agreements affecting the Sugarloaf Mountain DRI property.

5. **FERNDALE SPECIAL AREA.** The Parties agree that the "Ferndale Special Area" described and depicted in **Exhibit "F"** shall be unincorporated. The Ferndale Special Area is located within the 180 Utility Districts of MONTVERDE and MINNEOLA as identified and described in their respective ordinances establishing a utility district. With the exception of MINNEOLA'S alternative water facilities, MONTVERDE and MINNEOLA shall not construct utility lines or related utility facilities within the Ferndale Special Area to serve any property or properties within the Ferndale Special Area without the prior written approval of the Board of County Commissioners of Lake County ("the County Commission"). In addition, MINNEOLA and MONTVERDE shall not annex any land within the Ferndale Special Area depicted in **Exhibit "F"** without amending this Agreement. COUNTY agrees to grant MINNEOLA the right to use its right of way or any other lands within the control of COUNTY for placement of MINNEOLA'S alternative water facilities, which may be located in the Ferndale Special

Area, so long as the following conditions are met: (1) in the COUNTY's opinion, sufficient right of way or other land within COUNTY's control exists; (2) the COUNTY approves the proposed location of MINNEOLA's alternative water facilities or related infrastructure on COUNTY right of way or other lands within COUNTY's control; and (3) MINNEOLA obtains all necessary permits, such as right of way utilization permits, from the COUNTY.

6. **COUNTY ROAD 455 ROAD RIGHT OF WAY.**

a. A recreational trail currently exists and terminates approximately one-half mile south of the town limits of MONTVERDE. MONTVERDE desires to construct a trail, up to 8 feet in width, within the right of way of County Road 455 from its terminus to the Stetcher Property. COUNTY agrees to grant MONTVERDE permission to utilize the right of way along County Road 455, as depicted in **Exhibit "G,"** attached hereto and incorporated herein, so long as the following conditions are met: (1) in the opinion of the COUNTY's Public Works Department, sufficient right of way exists to accommodate the trail; (2) the COUNTY's Public Works Department approves the design of the trail; and (3) MONTVERDE obtains a right of way utilization permit from COUNTY. If all three conditions are met, the COUNTY will grant MONTVERDE permission to utilize the right of way along County Road 455 as depicted in **Exhibit "G"**. MONTVERDE shall only be responsible for maintenance, repair and replacement of the trail constructed by MONTVERDE.

b. COUNTY and MONTVERDE agree to work together in enforcing Lake County's sign code in the unincorporated area. MONTVERDE may notify the COUNTY of sign code violations, may remove signs in the right of way so long as MONTVERDE agrees to indemnify the COUNTY from any harm, liability or loss arising from MONTVERDE's actions, and may attend and participate in COUNTY Code Enforcement hearings upon request by the COUNTY.

7. **WASTEWATER SERVICE/PINE ISLAND WATER AND WASTEWATER SERVICE.** If wastewater services are needed or desired within the Interlocal Service Boundary Agreement Area as depicted on the attached **Exhibit "H"**, MONTVERDE and MINNEOLA shall consult with one another on the provision of wastewater services to the area; provided, however, that notwithstanding anything to the contrary contained in this Agreement, Lake County affirms and/or grants its consent and approval to the exercise of the powers by PINE ISLAND pursuant to Sections 190.012(1)(g)and 190.012(2)(a) and (d) , *Florida Statutes*. Furthermore, notwithstanding anything to the contrary herein, PINE ISLAND shall not be prevented or otherwise prohibited from providing water and wastewater utility services within and outside of the legal boundaries of PINE ISLAND, described in Rule 4200-1.002, Florida Administrative Code, so long as PINE ISLAND is granted written consent from COUNTY, MINNEOLA, and MONTVERDE, and complies with all other applicable statutory and regulatory requirements to provide such services. In accordance with Paragraph 5 of this Agreement, no utilities shall be located within the Ferndale Special Area without the prior written approval of the Lake County Board of County Commissioners.

8. **CLERMONT ANNEXATION AND UTILITIES NORTH OF TURNPIKE.** CLERMONT shall not annex any property or extend any utilities north of the Turnpike without amending this Agreement to allow for the same, provided, however, that upon consent of MONTVERDE, and with regard to wastewater utilities, upon consent of MINNEOLA, CLERMONT may extend and provide utilities to the property currently known as Black East, as more particularly described in **Exhibit "I"** attached hereto.

9. **TERM OF AGREEMENT.** The Initial Term of this Agreement shall be twenty years from the effective date of this Agreement. This Agreement shall be effective upon final adoption of an Ordinance adopting this Agreement enacted by MONTVERDE, COUNTY, CLERMONT, and MINNEOLA, and upon adoption of a final order, resolution or other method consistent with the Pine Island Community Development District charter by PINE ISLAND. The Effective Date shall be the date of final adoption by the last party.

10. **RENEWAL OF AGREEMENT.** Pursuant to Chapter 171.203(12), *Florida Statutes,* the Parties shall initiate negotiations for the renewal or extension of this Agreement beyond the twenty year term no later than eighteen months prior to the termination of the Initial Term.

11. **PERIODIC REVIEW.** Pursuant to Chapter 171.203(12), *Florida Statutes,* (2009) this Agreement shall be periodically reviewed by the Parties in 2015 and 2025.

12. **TERMINATION OF AGREEMENT.** This Agreement may not be terminated by any Party prior to its expiration, unless an amendment to the Agreement is approved by all Parties in writing.

13. **DISPUTE RESOLUTION.** In the event of any dispute related to this Agreement, the Parties agree to resolve the dispute consistent with the conflict resolution procedures established in Chapter 164, *Florida Statutes.* If there is a failure to resolve the conflict, no later than 30 days following the conclusion of the procedures established in chapter 164, a party may file an action in circuit court.

14. **NOTICE.** All notices, consents, approvals, waivers, and elections that any Party requests or gives under this Agreement must be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices shall be delivered or mailed to the addresses and parties set forth below or as any Party may otherwise designate in writing.

Town of Montverde:	Mayor P.O. Box 560008 Montverde, Florida 34756
Lake County:	County Manager with cc to County Attorney's Office P. O. Box 7800 Tavares, Florida 32778
City of Clermont:	City Manager P. O. Box 120219 Clermont, Florida 34711

City of Minneola:	City Manager Post Office Drawer 678 Minneola, Florida 34755
Pine Island Community Development District:	District Manager c/o Governmental Management Services Central Florida LLC 201 East Pine Street, Suite 950 Orlando, Florida 32801

15. **SOLE BENEFIT.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties, and their respective representatives, successors and assigns.

16. **AUTHORITY.** The Parties each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The Parties hereby represent, warrant and covenant that this Agreement constitutes a legal, valid and binding contract enforceable by the Parties in accordance with its terms and conditions, and that the enforceability is not subject to any impairment by the applicability of any public policy or police powers.

17. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement.

18. **GOVERNING LAW, VENUE AND JURISDICTION.** The laws of the State of Florida shall govern this Agreement, and venue shall be in Lake County, Florida. Jurisdiction shall only be in the Circuit Court of Lake County, Florida.

19. **SEVERABILITY.** If any portion of this Agreement is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this Agreement, the portion deemed invalid or unenforceable shall be severed here from and the remainder of this Agreement shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

20. **AMENDMENT OF COMPREHENSIVE PLANS.** Consistent with §171.203(9), *Florida Statutes*, each of the Parties shall amend the intergovernmental coordination element of its comprehensive plan as described in §163.3177(6)(h)(1), *Florida Statutes*, if applicable to such Party, no later than 6 months of the Effective Date of this Agreement, in order to establish consistency and compliance with this Agreement. However, to the extent permitted by law, this Agreement shall be enforceable even if one or more of the Parties is unable to effect a comprehensive plan amendment. Consistent with §171.203(11), *Florida Statutes*, and within the time frame established above, MONTVERDE shall adopt a municipal service area as an amendment to its comprehensive plan to address future possible municipal annexation.

21. **COMPLIANCE WITH CHAPTER 171, PART II, FLORIDA STATUTES.** The Parties agree that this Agreement meets the requirements of Chapter 171, Part II, Florida Statutes (2009).

22. **ADOPTION BY MUNICIPALITIES.** Pursuant to §171.203(14), *Florida Statutes*, upon approval of this Agreement by their respective councils, MONTVERDE, CLERMONT and MINNEOLA shall adopt this Agreement by ordinance in accordance with §166.041, *Florida Statutes*. The municipalities agree to consider said ordinance for adoption no later than September 30, 2010.

23. **ADOPTION BY COUNTY.** Pursuant to §171.203(14), *Florida Statutes*, upon approval of this Agreement by the Board of County Commissioners, the COUNTY shall adopt this Agreement by ordinance in accordance with §125.66, *Florida Statutes*. COUNTY agrees to consider said ordinance for adoption no later than September 30, 2010.

24. **ADOPTION BY PINE ISLAND.** Pursuant to §171.203(14), *Florida Statutes*, upon approval of this Agreement by the Board of Supervisors, PINE ISLAND shall endeavor to adopt this Agreement by final order, resolution, or other method consistent with its authority. PINE ISLAND agrees to endeavor to adopt said final order, resolution, or other instrument consistent with its authority at its next regular meeting, or no later than September 30, 2010.

(Signature Pages to Follow)

TOWN OF MONTVERDE, FLORIDA

Troy A. Bennett, Mayor

Bill Bates, Council President

This 12th day of October, 2010.

ATTEST:

Juli D'Agostino, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Welton G. Cadwell, Chairman

This 5th day of Oct., 2010.

ATTEST:

Neil Kelly, Clerk of the
Board of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Melanie Marsh
Acting County Attorney

CITY OF CLERMONT, FLORIDA

Harold Turville, Mayor

Wayne Saunders, City Manager

This 13 day of Oct., 2010.

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF MINNEOLA, FLORIDA

Pat Kelley, Mayor

Mark Johnson, City Manager

This 19th day of October, 2010.

ATTEST:

Jan McDaniel, City Clerk

CITY OF MINNEOLA CORPORATE SEAL 1926 FLORIDA

Approved as to form and legality:

Scott Gerken, City Attorney

PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA

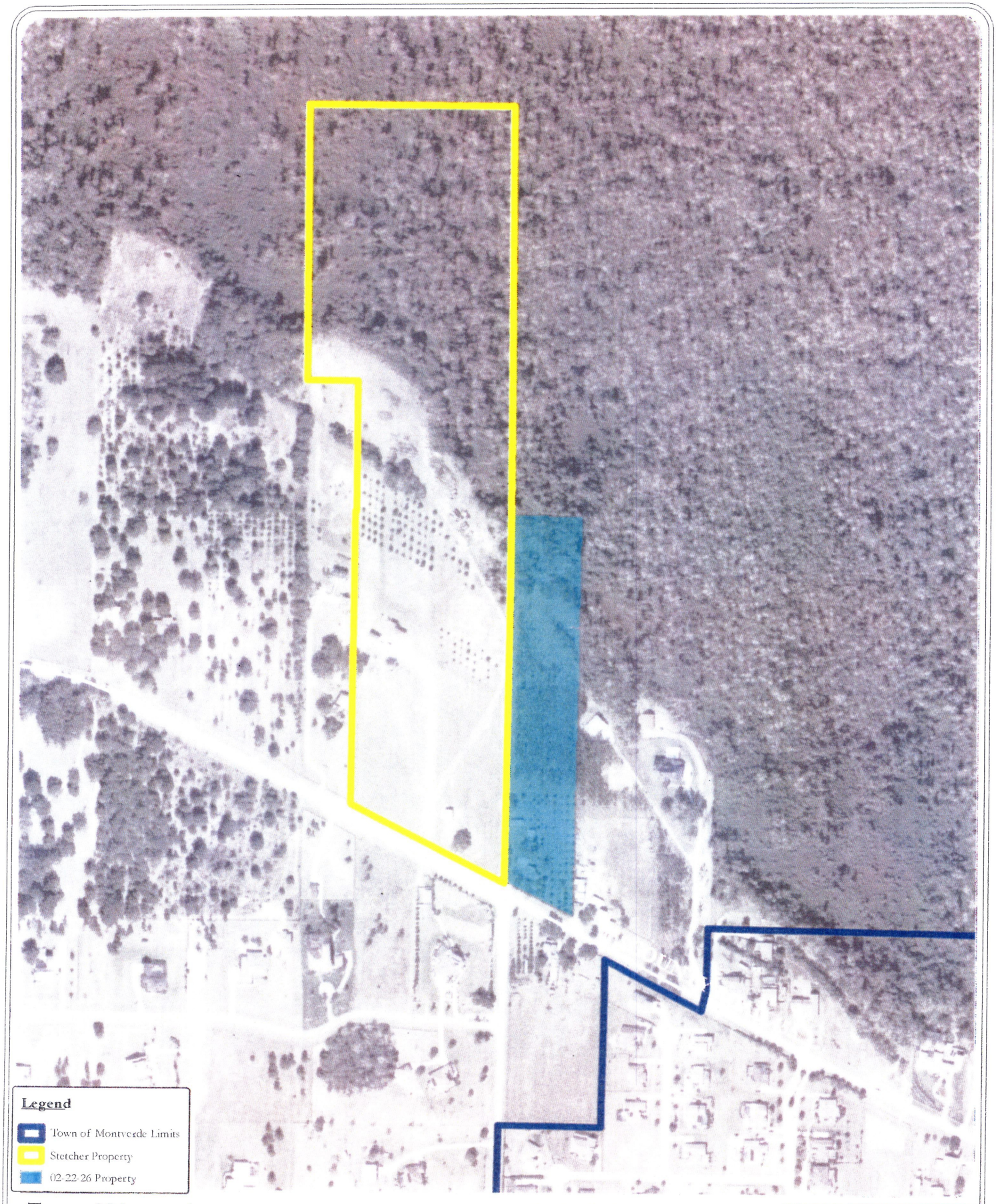
John T. Gray
Chairman, Board of Supervisors

This 9th day of September, 2010.

ATTEST:

Approved as to form and legality:

District Attorney



Town of Montverde

Weaver Boos Consultants Southeast, LLC
365 Citrus Tower Blvd., Ste 110
Clermont, FL 34711
Phone: (352) 241-0848
Fax: (352) 241-0839

Exhibit "A" - Stetcher Property

(Source: Lake County Aerial Photographs 2008.)

0 200 400 Feet

N

Date of Map: June, 2010

WEAVER BOOS CONSULTANTS

Path: X:\3121 Town of Montverde\353 Continuing Planning Services\WBC_generated GIS Maps\3SBA Figures_June 2010



Town of Montverde

Weaver Boos Consultants Southeast, L.L.C.
365 Citrus Tower Blvd., Ste 110
Clermont, FL. 34711
Phone: (352) 241-0848
Fax: (352) 241-0839

Exhibit "B" - Black Still Property

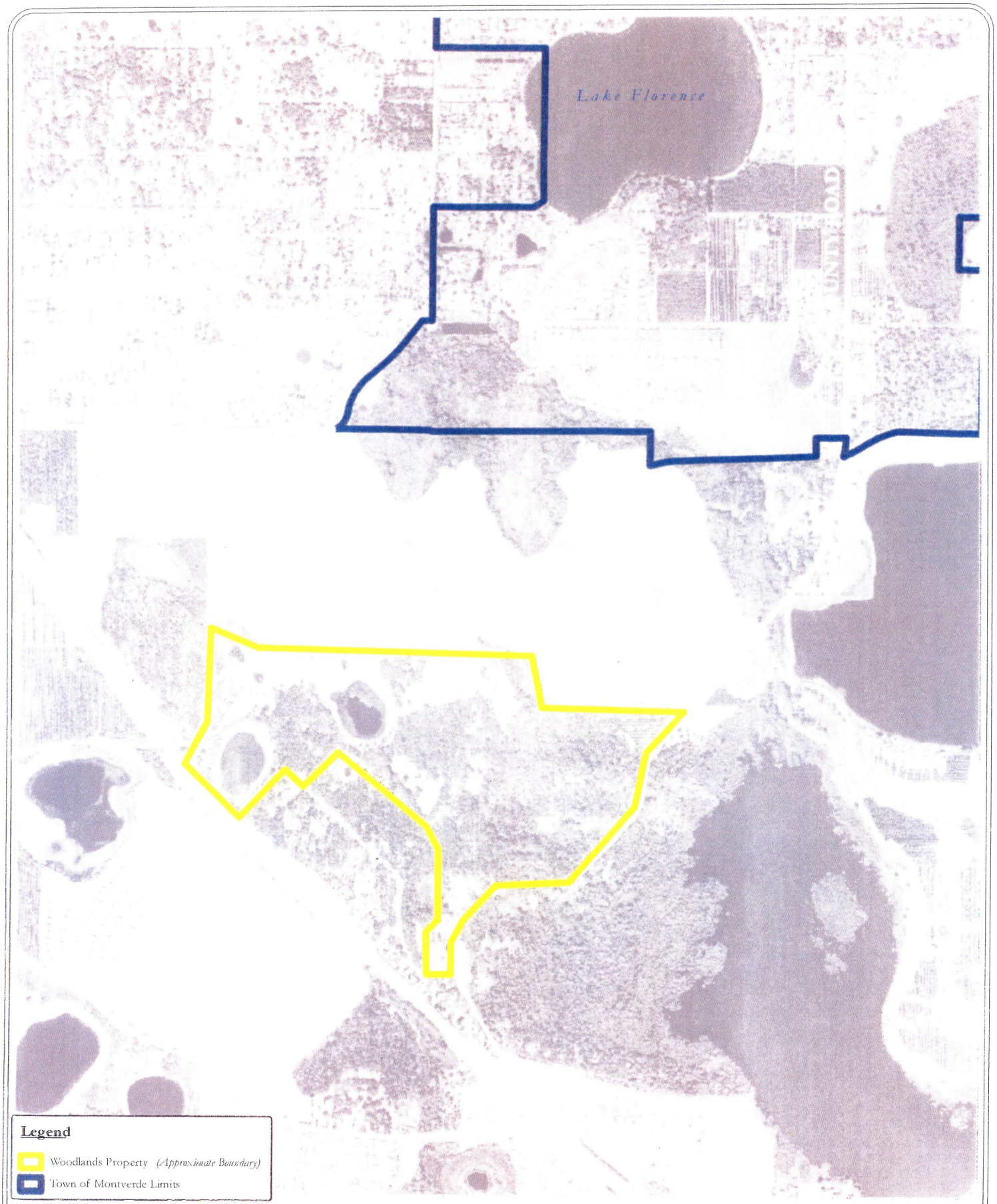
(Source: Lake County Aerial Photographs 2008.)

0 750 1,500 Feet

Date of Map: December, 2009

WEAVER BOOS CONSULTANTS

Path: X:\3121 Town of Montverde\353 Continuing Planning Services\WBC_generated GIS Maps\ISBA Figures_December 2009



Town of Montverde

Weaver Boos Consultants Southeast, LLC.
365 Citrus Tower Blvd., Ste 110
Clermont, FL. 34711
Phone: (352) 241-0848
Fax: (352) 241-0839

Exhibit "C" - Woodlands Property

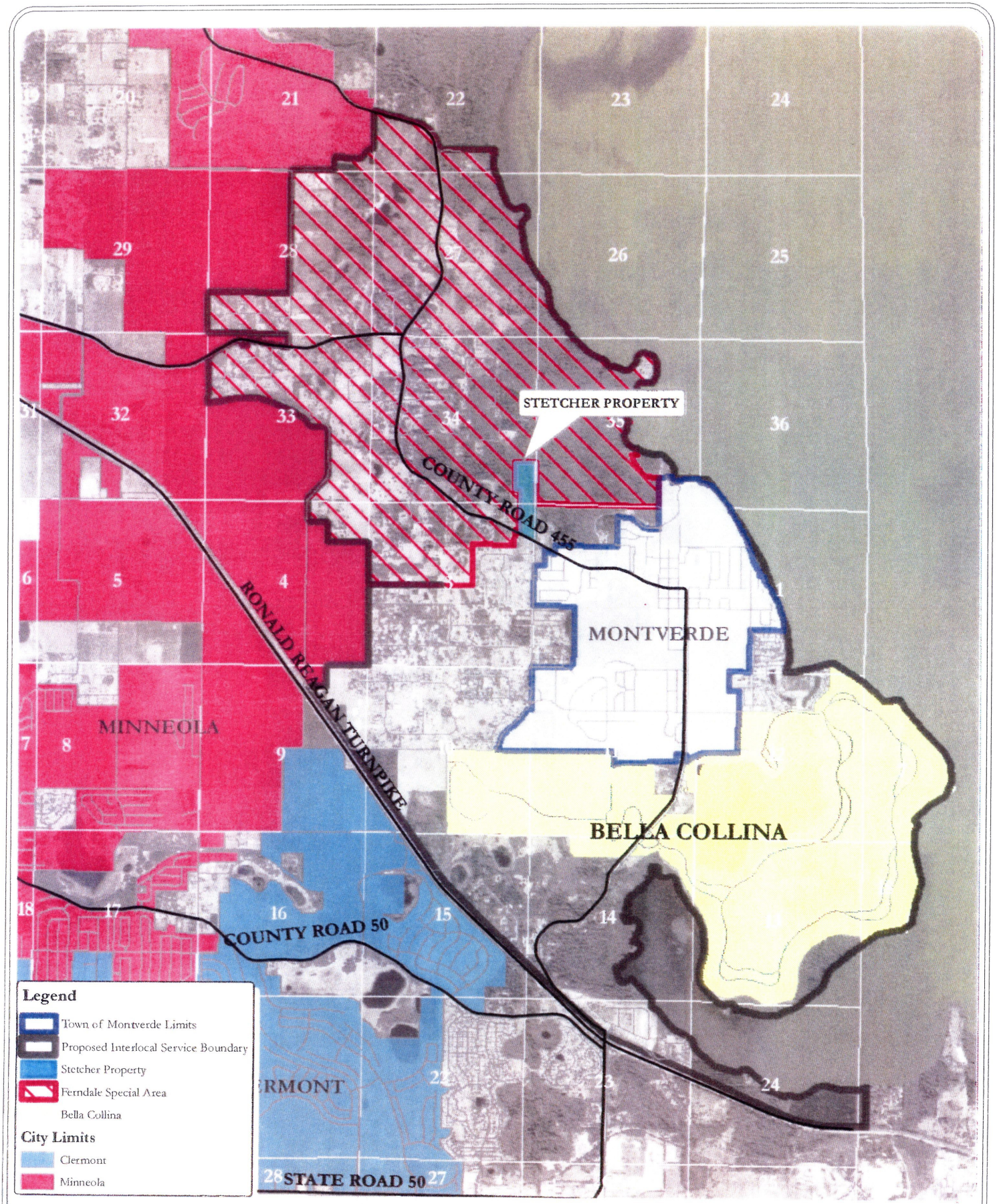
(Source: Lake County Aerial Photographs 2008.)

0 750 1,500 Feet

Date of Map: June, 2010

WEAVER BOOS CONSULTANTS

Path: X:\3121 Town of Montverde\553 Continuing Planning Services\WBC_generated GIS Maps\ISBA Figures June 2010



Town of Montverde

Exhibit "D" - Bella Collina

Date of Map: June, 2010

Weaver Boos Consultants Southeast, LLC
365 Citrus Tower Blvd., Ste 110
Clermont, FL. 34711
Phone: (352) 241-0848
Fax: (352) 241-0839

WEAVER BOOS CONSULTANTS

Goals, Objectives, and Strategies of the Green Mountain Scenic Byway Corridor Management Committee

Adopted February 13, 2003 by the Corridor Advocacy Group
Revised May 14, 2005, in order to reflect the Orange County Corridor Addition, and November 12, 2009 to reflect the Winter Garden Plant Street and Lakeview Loop Addition.

Goal 1. It is a goal of the CME to preserve, maintain, protect and enhance the intrinsic resources of the Byway Corridor.

Objective 1.1- Secure lands within the corridor for the purposes of preservation, restoration, and recreation.

Strategy 1.1.1 – Identify environmentally sensitive lands within the corridor for preservation and restoration. Promote and participate in plant and wildlife surveys and inventories.

Strategy 1.1.2 – Promote and expedite the implementation of the Lake Apopka Greenways and Trails Master Plan.

Strategy 1.1.3 – Support the expansion of the Oakland Nature Preserve.

Strategy 1.1.4 – Support the acquisition of land and easements to provide access from the Scenic Byway to the St John's River Water Management District's North Shore Restoration Area at Clay Island.

Strategy 1.1.5 – Support the development of the Ferndale Preserve.

Objective 1.2 – Preserve the corridor viewshed.

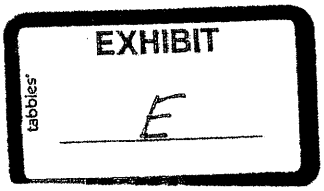
Strategy 1.2.1 – Promote changes in comprehensive growth plans and work with local developers to preserve the skyline and buffer new development.

Strategy 1.2.2 – Identify and seek grants for the purchase of scenic easements within the corridor, and seek voluntary agreements with landowners for such easements.

Strategy 1.2.3 – Buffer existing and future industrial and commercial development. Encourage and promote the use of native plant species in landscape buffers.

Objective 1.3 – Revitalize Montverde's Town Center

Strategy 1.3.1 – Partner with the Town of Montverde in creating and implementing a program to enhance the Town Center.



Objective 1.4 – Preserve and revitalize Oakland's West Side.

Strategy 1.4.1 – Partner with the Town of Oakland, local civic groups, residents and churches in creating and implementing a community revitalization program.

Objective 1.5 - Preserve the rural character of the unincorporated community of Ferndale.

Strategy 1.5.1 – Partner with the Friends of Ferndale, Lake County, and other groups and organizations in the creation and implementation of a plan to preserve the rural character of Ferndale.

Objective 1.6 – Identify, Preserve and Restore the Historic, Archaeological, and Cultural Resources of the Scenic Byway Corridor

Strategy 1.6.1 – Identify and apply for grants suitable for historical, archaeological, and cultural surveys within the corridor.

Strategy 1.6.2 – Promote and support the preservation and restoration of historic buildings, sites and areas. Work to list eligible buildings, sites, and areas on the National Register of Historic Places.

Strategy 1.6.3 – Promote and support the creation of the Oakland Three Cemeteries Trail.

Strategy 1.6.4 – Promote and support a comprehensive and definitive archaeological study of the Old St Paul Missionary Baptist Church African American Cemetery.

Strategy 1.6.5 – Support the completion of Oakland's Old Town Hall History Center and Montverde's Fish Camp Cabin History Center.

Strategy 1.6.6 – Promote, support and expand cultural aspects of events such as the Oakland Heritage Festival, Montverde Day, and the Winter Garden Music Fest.

Strategy 1.6.7 – Promote and support programs that enhance knowledge of the corridor's Cultural Resources.

Objective 1.7 - Support the Winter Garden Heritage Foundation and its mission to "preserve local history and create cultural experiences that will enrich the lives of families for future generations."

Strategy 1.7.1 – Assist the Winter Garden Heritage Foundation in historical and archaeological surveys and inventories.

Strategy 1.7.2 – Include the work of the Winter Garden Heritage Foundation on the Byway website and other publications.

Strategy 1.7.3 - Promote Heritage Tourism as a sustainable economic development tool within the Byway Corridor.

Objective 1.8 – Support the efforts of the Downtown Winter Garden Merchants Guild in their efforts to revitalize the Downtown Historic District.

Strategy 1.8.1 – Partner with the Winter Garden Downtown Merchants Guild, the Winter Garden Heritage Foundation, and Visit Florida to market the Historic Downtown District to the byway traveler.

Goal 2. It is a goal of the CME to maintain the Scenic Byway as an international destination for touring and competitive cyclists, to maintain and improve the safety of bicyclists, pedestrians, and motorists as they interact on the byway, while preserving the intrinsic resources of the corridor.

Objective 2.1 – Make road improvements to the corridor in order to safely accommodate growing numbers of cyclists, pedestrians, and motorists.

Strategy 2.1.1 – Construct wide and well marked bike lanes along the roadway

Strategy 2.1.2 – Continue involvement with Lake County's Bicycle/Pedestrian Committee.

Strategy 2.1.3 - Work with local development interests to encourage pedestrian and bicycle friendly improvements.

Strategy 2.1.4 – Identify and apply for grants suitable for the construction of bicycle improvements.

Objective 2.2 – Reduce tensions between cyclists and drivers.

Strategy 2.2.1 – Create and implement a program that will include advance public notices and informational signage that coordinates large cycling events with the local community.

Goal 3. It is a goal of the CME to involve the community to the maximum extent possible, and to act with the support of the community.

Objective 3.1 – Increase community involvement.

Strategy 3.1.1 – Hold regularly scheduled, noticed meetings at a time and place convenient for the public.

Strategy 3.1.2 – Further develop the Scenic Byway Website.

Strategy 3.1.3 – Create an email newsletter.

Strategy 3.1.4 – Invite and encourage community input on a continuing basis.

Goal 4. It is a goal of the CME to increase the public's awareness of the Green Mountain Scenic Byway Corridor's unique intrinsic resources and the value of these resources to the community and state.

Objective 4.1 – Educate the local community and the traveling public about the Corridor's resources.

Strategy 4.1.1 – Further develop the Scenic Byway Website.

Strategy 4.1.2 – Produce an educational brochure emphasizing the uniqueness of the Corridor's resources.

Strategy 4.1.3 – Further develop and refine presentational materials used for meetings with the public.

Strategy 4.1.4 – Develop and construct roadside educational signage.

Strategy 4.1.5 – Construct information kiosks at appropriate sites on the Scenic Byway. Possible sites include the Oakland Nature Preserve and the Ferndale Preserve.

Strategy 4.1.6 – Support and promote the Town of Oakland's Old Town Hall History Center and the Town of Montverde's Fish Camp Cabin History Center.

Goal 5. It is a goal of the CME to protect, enhance and promote the Byway as a recreational resource, and to support the development of sustainable eco tourism and heritage tourism industries.

Objective 5.1 – Protect and improve existing recreational resources.

Strategy 5.1.1 - Make road improvements to the corridor in order to accommodate growing numbers of pedestrians, cyclists and motorists.

Strategy 5.1.2 – Improve access to Lake Apopka and the North Shore Restoration Area.

Strategy 5.1.3 – Promote bird watching on Lake Apopka; cooperate and partner with groups such as Orange and Oklawaha Audubon.

Strategy 5.1.4 – Support the continual development of the Ferndale Preserve and the Oakland Nature Preserve, as well as the creation of other preserves and wildlife corridors as opportunities arise.

Strategy 5.1.5 – Support efforts to nominate sites within the Byway Corridor that are eligible for inclusion on the Great Florida Birding Trail.

Strategy 5.1.6 – Support the City of Winter Garden in making improvements to Newton Park, with an emphasis on resource based recreational activities.

Strategy 5.1.7 – Support a bicycle/pedestrian trail connection between the West Orange Trail and Newton Park.

Objective 5.2 – Create new recreational resources.

Strategy 5.2.1 - Promote and expedite the implementation of the Lake Apopka Greenways and Trails Master Plan, with initial emphasis on the completion of the Lake Apopka Loop Trail.

Strategy 5.2.2 – Continue support for the Montverde Greenway Bicycle and Pedestrian Trail.

Strategy 5.2.3 – Support the public acquisition of lands for open space, green space, and passive recreation, and to link these lands by bicycle/pedestrian trails, wildlife corridors, and blue ways.

Strategy 5.2.4 – Support efforts to improve sites within the Byway Corridor in order to meet the standards for nomination and inclusion on the Great Florida Birding Trail.

Goal 6. It is a goal of the CME to support and enhance the restoration of Lake Apopka.

Objective 6.1 – Support the Saint Johns River Water Management District's Lake Apopka Restoration efforts.

Strategy 6.1.1 - Support and monitor the implementation of the Apopka Basin Development Design and Resource Protection Ordinance.

Strategy 6.1.2 – Support and monitor the implementation of the Lake Apopka Phosphorus Discharge Rule.

Strategy 6.1.3 – Educate the public to the importance of the restoration effort by including an update on the effort in all Scenic Byway presentations.

Strategy 6.1.4 – Continue to partner and support groups such as the Friends of Lake Apopka in protecting and restoring Lake Apopka.

Strategy 6.1.5 – Support and closely cooperate with the Lake Apopka Basin Planning Initiative.

Strategy 6.1.6 – In partnership with the Friends of Lake Apopka, the Oakland Nature Preserve, and other groups, create and implement an educational program to educate the public on the restoration of Lake Apopka.

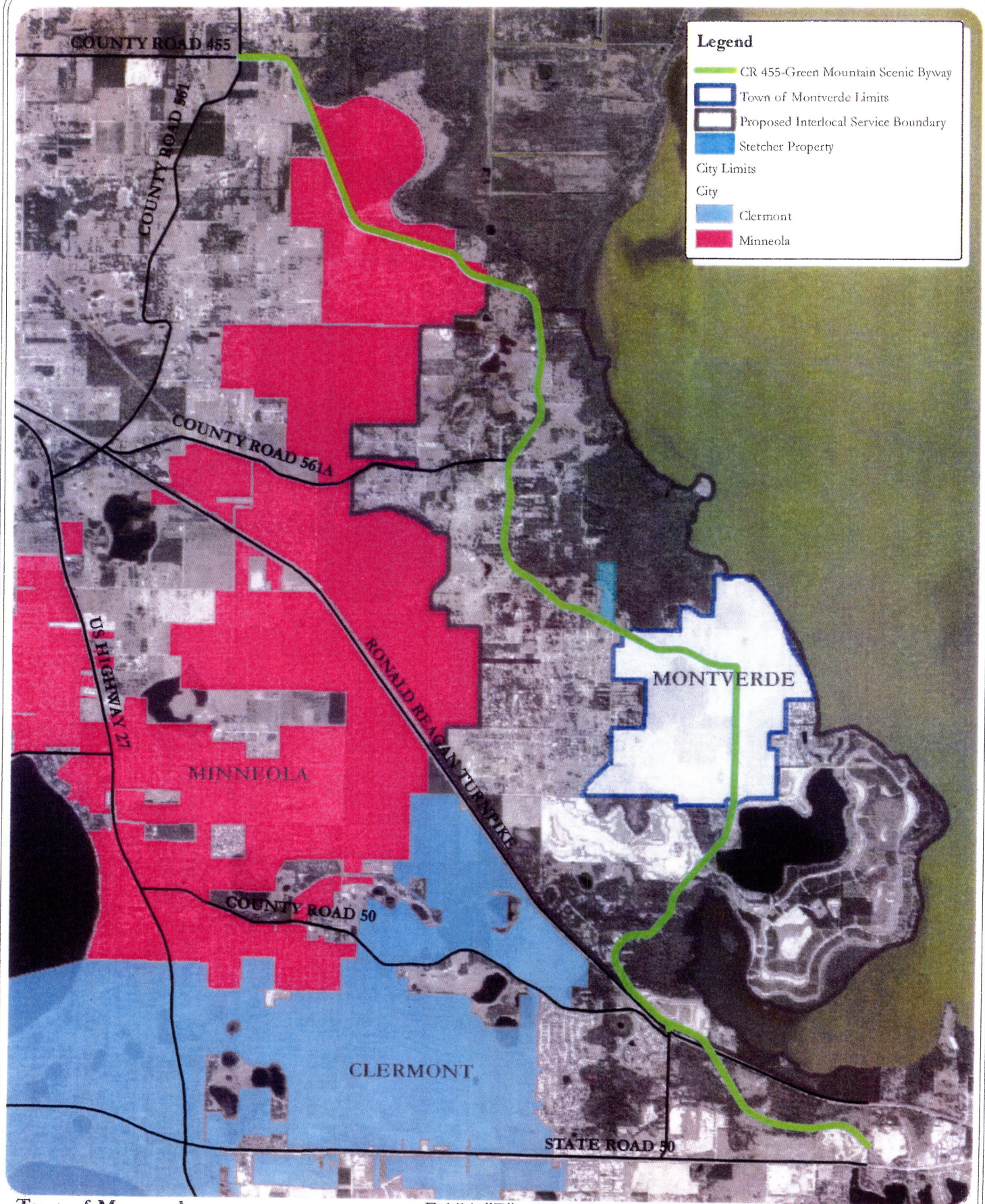
Goal 7. It is a goal of the CME to support the Comprehensive Plans of the local governments with jurisdictions within the Scenic Byway Corridor.

Objective 7.1 -The plans and actions of the CME shall be consistent with those of the local governments.

Strategy 7.1.1 - The Vision, Corridor Management Plan, and Action Plan shall support the Comprehensive Plans of the following local governments:

Lake County
The Town of Montverde
The Town of Oakland
Orange County
The City of Winter Garden
The City of Minneola

Strategy 7.1.2 - Policies and initiatives of the CME that are not directly addressed by local comprehensive plans shall be consistent with the comprehensive plan's intent and goals.



Town of Montverde

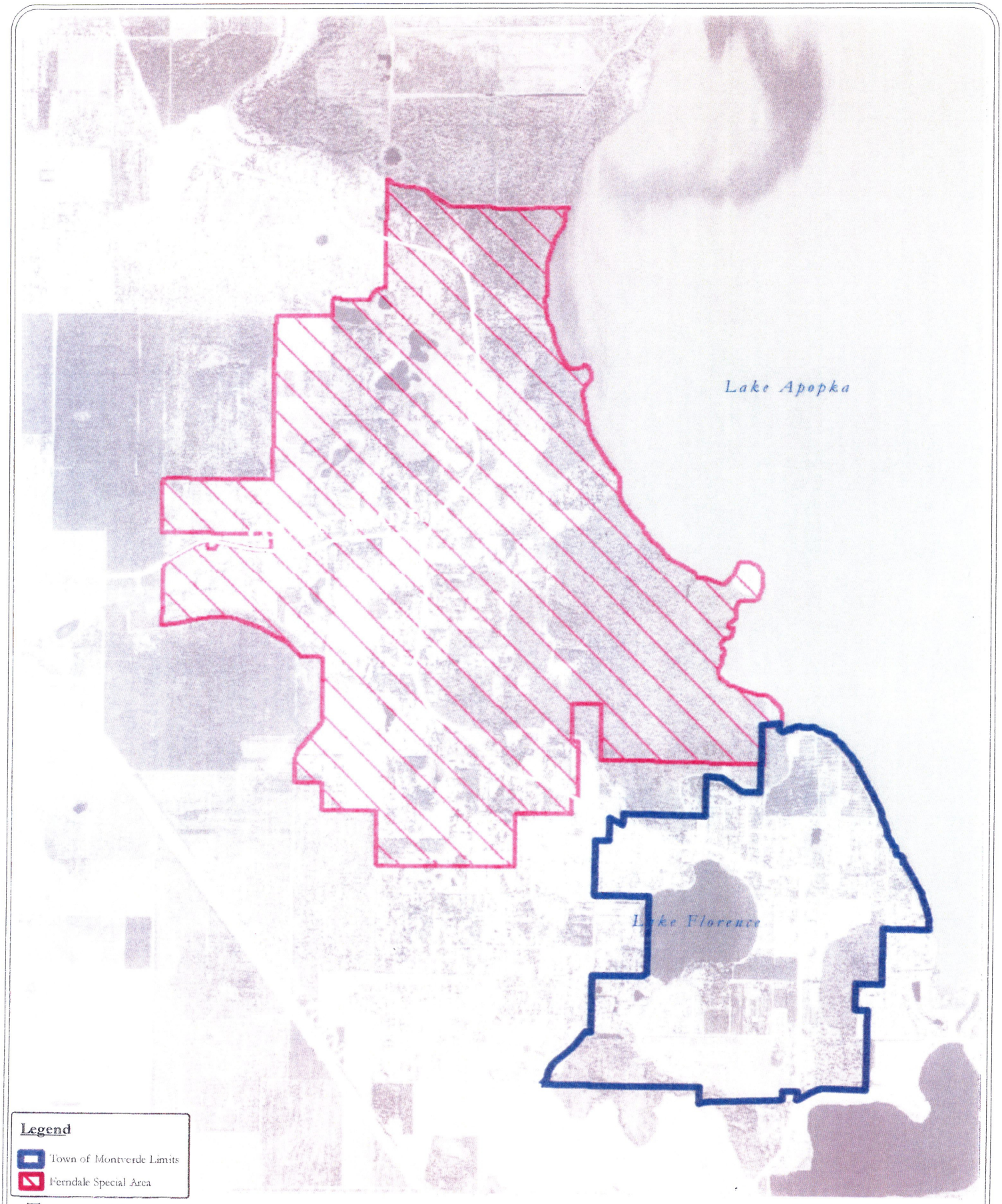
Exhibit "E" - Green Mountain Scenic Byway

Weaver Boos Consultants Southeast, LLC.
365 Citrus Tower Blvd., Ste 110
Clermont, FL 34711
Phone: (352) 241-0848
Fax: (352) 241-0839

0 2,500 5,000 Feet

Date of Map: June, 2010

WEAVER BOOS CONSULTANTS



Town of Montverde

Exhibit "F" - Community of Ferndale

(Source: Lake County Aerial Photographs 2008.)

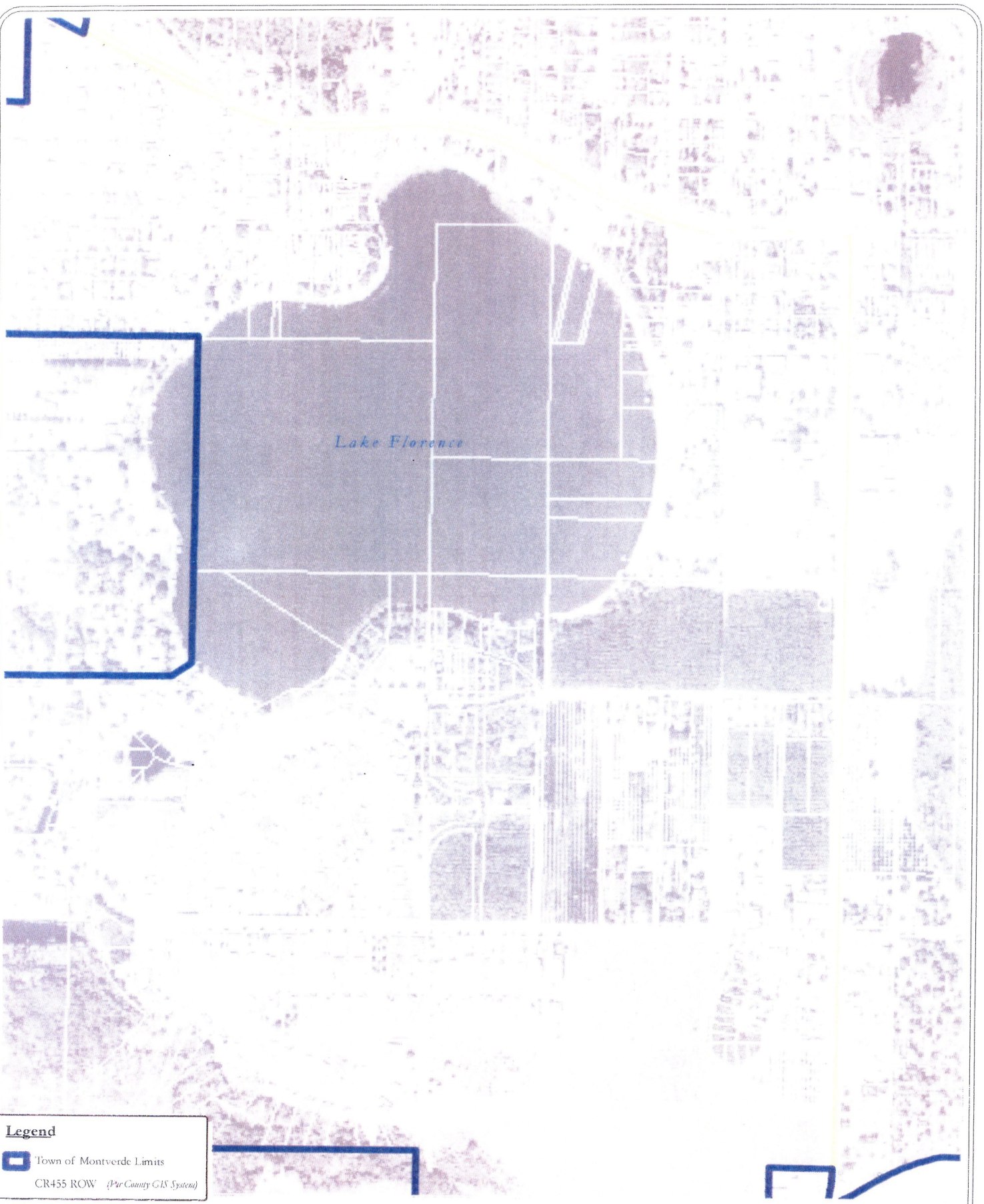
0 1,500 3,000 Feet

Date of Map: June, 2010

Weaver Boos Consultants Southeast, LLC.
365 Citrus Tower Blvd., Ste 110
Clermont, FL. 34711
Phone: (352) 241-0848
Fax: (352) 241-0839

WEAVER BOOS CONSULTANTS

Path: X:\3121 Town of Montverde\353 Continuing Planning Services



Legend

Town of Montverde Limits

CR455 ROW *(Per County GIS System)*

Town of Montverde

Weaver Boos Consultants Southeast, LLC
365 Citrus Tower Blvd , Ste 210
Clermont, FL 34711
Phone (352) 241-0848
Fax (352) 241-0839

Exhibit "G" - ROW CR 455

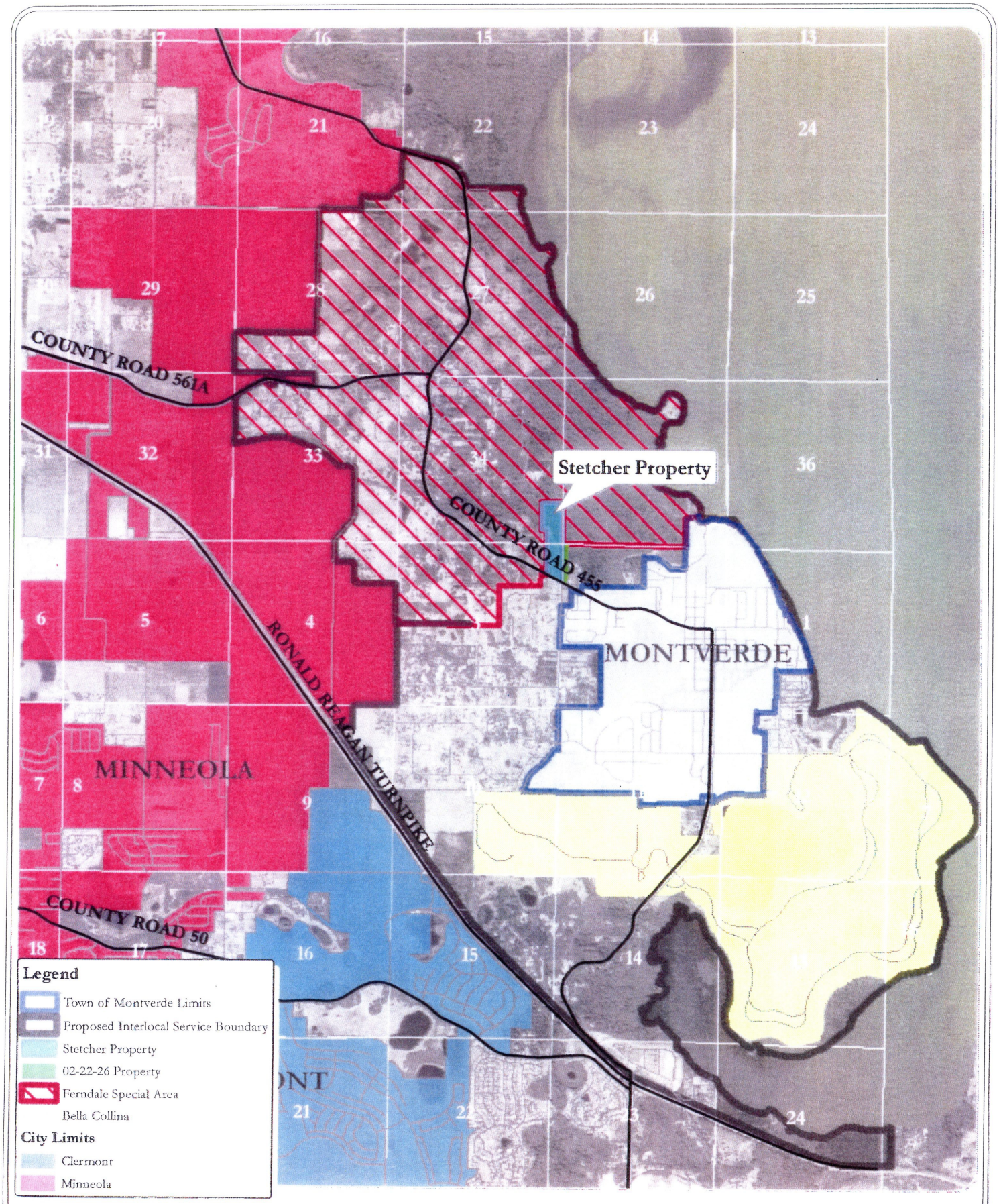
(Source: Lake County Aerial Photographs 2008.)

0 350 700 Feet

Date of Map: March, 2010

WEAVER BOOS CONSULTANTS

Path: X:\3121 Town of Montverde \353 Continuing Planning Services



Town of Montverde

Weaver Boos Consultants Southeast, LLC
365 Citrus Tower Blvd., Ste 110
Clermont, FL 34711
Phone: (352) 241-0848
Fax: (352) 241-0839

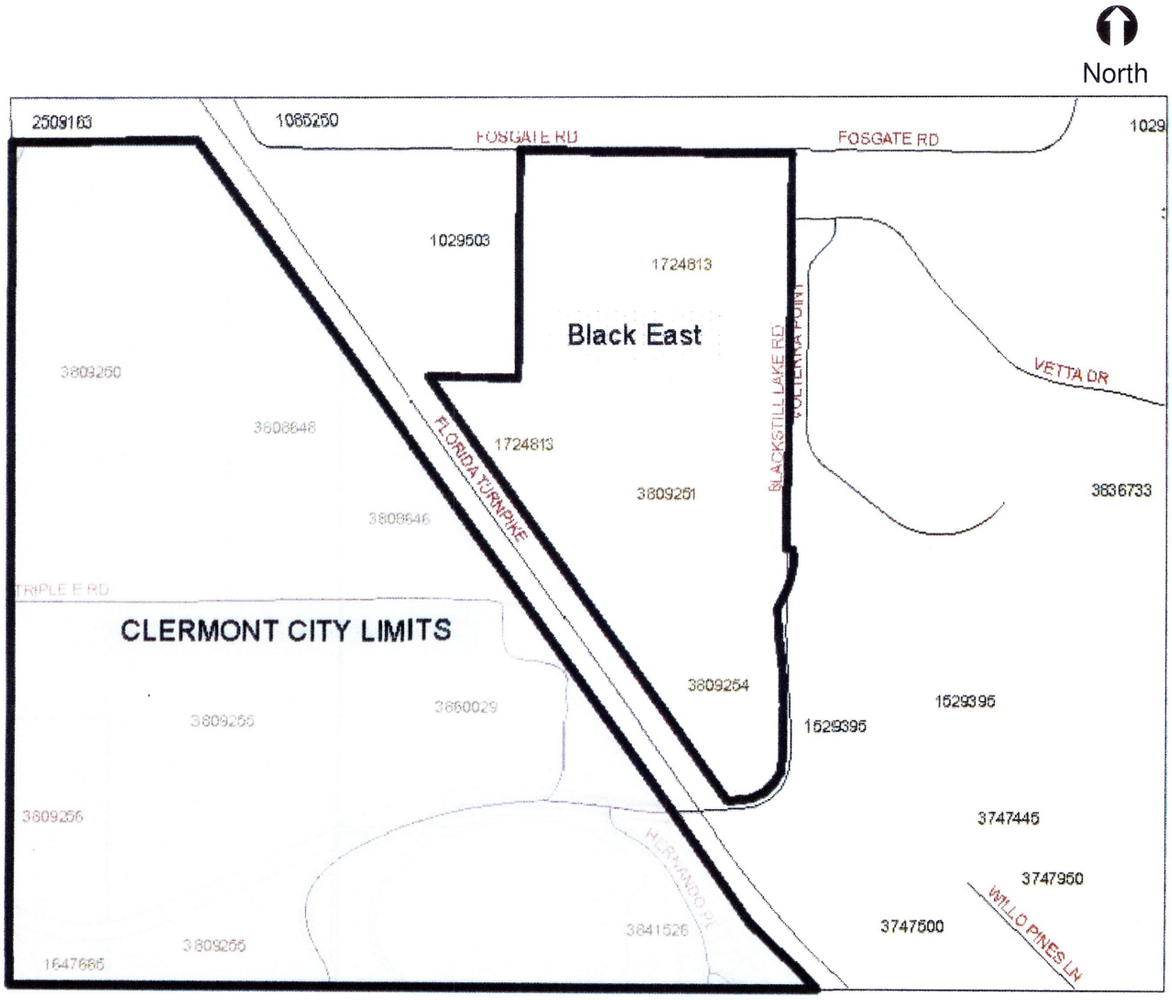
Exhibit "H" - Interlocal Service Boundary Agreement

0 2,000 4,000 Feet

Date of Map: June, 2010

WEAVER BOOS CONSULTANTS

EXHIBIT "I" – Black East Property



Lake County Parcel Alternate Key Numbers:

- 1724813
- 3809251
- 3809254
- 2873752

AMENDMENT TO INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN
The Town of Montverde, The City of Clermont, The City of Minneola, Bella Collina Community Development District and Lake County

AMENDMENT TO INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE TOWN OF MONTVERDE, THE CITY OF CLERMONT, THE CITY OF MINNEOLA, BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT AND LAKE COUNTY

This Amendment to the Interlocal Service Boundary Agreement is made by and between the TOWN OF MONTVERDE, the cities of CLERMONT and MINNEOLA, all of which are Florida municipalities (collectively referred to as "Cities" and individually as "Montverde", "Clermont", "Minneola"), PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT, an independent special district created by Chapter 190, Florida Statutes ("PINE ISLAND") now known as the BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT and LAKE COUNTY, a political subdivision of the State of Florida (the "County").

WITNESSETH

WHEREAS, Florida municipalities possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes*; and

WHEREAS, the County possesses Home Rule powers pursuant to Article VIII, Section 1(b), of the Florida Constitution and Section 125.01, *Florida Statutes*; and

WHEREAS, the stated purpose of the Florida Interlocal Cooperation Act of 1969, Section 163.01, *Florida Statutes,* is to "permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities."; and

WHEREAS, the principal goal of the Interlocal Service Boundary Agreement Act Section 171.20, *Florida Statutes* is to "encourage local governments to jointly determine how to provide services to residents and property in the most efficient and effective manner while balancing the needs and desires of the community." It is also intended to provide "a more flexible process for adjusting municipal boundaries and to address a wider range of the effects of annexation" . . . "to encourage intergovernmental coordination in planning, service delivery, and boundary adjustments and to reduce intergovernmental conflicts and litigation between local governments" . . . "to promote sensible boundaries that reduce the costs of local governments, avoid duplicating local services, and increase political transparency and accountability" . . . and "to prevent inefficient service delivery and an insufficient tax base to support the delivery of those services."; and

WHEREAS, in 2010, Cities, Pine Island and County entered into an Interlocal Service Boundary Agreement (the "Agreement"), in order to specifically identify lands deemed logical for future annexations into Cities and land to remain unincorporated ("Unincorporated Service Area"), for Monterde, County and Minneola to provide for the adoption of the Goals, Objectives, and Strategies of the Green Mountain Scenic Bylaw, as well as to provide for the exclusion of utilities in the Ferndale Special Area unless approved in advance by County; and

WHEREAS, Cities, Bella Collina and County wish to amend the Agreement to extend the Term of Agreement and to clarify that the 2030 Lake County Comprehensive Plan shall govern development, if any, of the Ferndale Special Area; and

WHEREAS, Cities, Bella Collina and County find that the benefits of intergovernmental communications and coordination will accrue to all Parties; and

WHEREAS, this Amendment to the Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Chapters 125.01, 163.3177, 166.021 and 171.203, 190.011, *Florida Statutes.*

NOW THEREFORE, in consideration of the mutual covenants set forth herein and in the Agreement, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement as follows:

1. **Recitals**. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this Amendment to the Agreement.

2. **Amendment.** Section 5 of the original agreement dated October 5, 2010, shall be amended to read as follows:

FERNDALE SPECIAL AREA.

A. The Parties agree that the "Ferndale Special Area" described and depicted in **Exhibit "F"** shall be unincorporated. The Ferndale Special Area is located within 180 Utility Districts of MONTVERDE and MINNEOLA as identified and described in their respective ordinances establishing a utility district. With the exception of MINNEOLA'S alternative water facilities, MONTVERDE and MINNEOLA shall not construct utility lines or related utility facilities within the Ferndale Special Area to serve any property or properties within the Ferndale Special Area without the prior written approval of the Board of County Commissioners of Lake County ("The County Commission"). In addition, MINNEOLA and MONTVERDE shall not annex any land within the Ferndale Special Area depicted in **Exhibit "F"** without amending this Agreement. COUNTY agrees to grant MINNEOLA the right to use its right of way or any other lands within the control of COUNTY for placement of MINNEOLA'S alternative water facilities, which may be located in the Ferndale Special Area so long as the following conditions are met: (1) in the COUNTY'S opinion, sufficient right of way or other land within COUNTY'S control exists; (2) the COUNTY approves the proposed location of MINNEOLA'S alternative water facilities or related infrastructure on COUNTY right of way or other lands within COUNTY'S control; and (3) MINNEOLA obtains all necessary permits, such as right of way utilization permits from the COUNTY.

B. Properties within the Ferndale Special Area as depicted in **Exhibit "F"** are designated as Rural and Conservation on the future land use map of Lake County, Florida. The 2030 Lake County Comprehensive Plan limits density for properties designated as Rural to a maximum of 1 dwelling unit for 5 net acres, unless a final Lot of Record/Exception for Density for determination was completed and approved by Lake County. The Parties agree that during the Term of this

Agreement, and any extensions thereof, the County's Comprehensive Plan governs development, if any, within the Ferndale Special Area.

3. **Amendment.** Section 9 of the original agreement dated October 5, 2010, shall be amended to read as follows:

TERM OF AGREEMENT.

A. The Initial Term of this Agreement shall be twenty years from the effective date of this Agreement. This Agreement shall be effective upon final adoption of an Ordinance adopting this Agreement enacted by MONTVERDE, COUNTY, CLERMONT, and MINNEOLA, and upon adoption of a final order, resolution or other method consistent with the Pine Island Community Development District charter by PINE ISLAND. The Effective Date shall be the date of final adoption by the last party.

B. Pursuant to Section 10, entitled *Renewal of Agreement*, the parties have initiated negotiations for extension of this Agreement and hereby agree to extend the term of this Agreement through September 30, 2043.

4. **Severability.** If any portion of this Amendment to the Agreement is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this Amendment to the Agreement, the portion deemed invalid or unenforceable shall be severed here from and the remainder of this Amendment to the Agreement shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

5. **Full Force and Effect of Other Provisions.** All provisions of the original Agreement dated October 5, 2010, not specifically amended herein shall remain in full force and effect.

{SIGNATURE PAGES TO FOLLOW}

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Kirby Smith, Chairman

This 25th day of July, 2024.

ATTEST:

Gary J. Cooney, Clerk of the
Board of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Melanie Marsh 7/24/24

Melanie Marsh
County Attorney

TOWN OF MONTVERDE

Joe Wynkoop
Mayor

This 13th day of August, 2024.

ATTEST:

Sandra Johnson
Town Clerk

Approved as to form and legality:

Anita Geraci Carver
Anita Geraci-Carver, Town Attorney

CITY OF CLERMONT, FLORIDA

Tim Murry, Mayor

This 13 day of August, 2024.

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF MINNEOLA

Pat Kelley
Mayor

CITY OF MINNEOLA CORPORATE SEAL 1926 FLORIDA

This 3 day of September, 2024.

ATTEST:

Kristine Thompson, City Clerk

Approved as to form and legality:

Scott Gerken, City Attorney

BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT F/K/A PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA

RANDALL F. GUERRE
CHAIRMAN

This 25 day of July, 2024.

ATTEST:

Approved as to form and legality:

Jan A. Carpenter, District Attorney

City of Minneola
Received
SEP 19 2024
City Clerk's Office

LAKE COUNTY, FL
REAL FLORIDA • REAL CLOSE

COUNTY ATTORNEY'S OFFICE

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**Board Certification in City, County and Local Government Law*

September 17, 2024

Pat Kelley, Mayor
City of Minneola
P.O. Box 678
Minneola, FL 34755

RE: Amendment to Interlocal Service Boundary Agreement between the Town of Montverde, the City of Clermont, the City of Minneola, Bella Collina CDD, and Lake County

Dear Mayor Kelley:

Please find enclosed a copy of the fully executed Amendment to the ISBA above for your records. Should have any questions, please feel free to contact our office.

Sincerely,

Nova Atkinson
Senior Paralegal

7027.018/na
Enclosure

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RESOLUTION 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, EXPRESSING ITS SUPPORT FOR THE ACQUISITION AND PERMANENT CONSERVATION OF PROPERTY WITHIN THE FERNDALE SPECIAL AREA; ENCOURAGING THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS TO UTILIZE AVAILABLE PARK ACQUISITION FUNDING TO PURCHASE AND PROTECT THE PROPERTY FROM DEVELOPMENT; SUPPORTING PUBLIC ACCESS FOR PASSIVE RECREATION CONSISTENT WITH CONSERVATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2024, the City of Minneola entered into an Interlocal Agreement with the Lake County Board of County Commissioners, the Town of Montverde, the City of Clermont, and the Bella Collina Community Development District (formerly known as the Pine Island Community Development District), providing that lands within the Ferndale Special Area would be designated Rural and Conservation on the Future Land Use Map of Lake County, Florida; and,

WHEREAS, the City of Minneola continues to support the preservation of the Ferndale Special Area and the implementation of the commitments reflected in the 2024 Interlocal Agreement; and,

WHEREAS, the Ferndale Special Area contains significant natural resources that contribute to the environmental health and quality of life of Lake County, including native habitats, wildlife corridors, open space, scenic vistas, and lands that support groundwater recharge and water resource protection; and,

WHEREAS, the permanent conservation of these lands through public ownership would protect them from future development, preserve their natural and rural character, safeguard important environmental resources, and ensure that these public benefits are available for future generations; and,

WHEREAS, the City Council recognizes that permanently protected conservation lands provide opportunities for residents and visitors to experience Florida's natural environment through passive recreational uses such as hiking, walking, wildlife observation, birdwatching, photography, environmental education, and nature appreciation, while maintaining the ecological integrity of the property; and,

WHEREAS, the City Council finds that acquiring property within the Ferndale Special Area for conservation purposes advances the public interest by protecting wildlife habitat, preserving open space, supporting groundwater recharge, enhancing regional resilience, and providing compatible public recreational opportunities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA:

Section 1. Legislative Findings. The foregoing recitals are adopted and incorporated herein as the legislative findings of the City Council.

Section 2. Support for Public Acquisition. The City Council expresses its strong support for the acquisition of property within the Ferndale Special Area by the Lake County Board of County Commissioners for permanent conservation and public stewardship.

Section 3. Request to the Lake County Board of County Commissioners. The City Council respectfully urges the Lake County Board of County Commissioners to pursue and utilize available park acquisition grant funding and any other available funding sources to purchase and permanently preserve the property within the Ferndale Special Area, thereby protecting it from future development and ensuring its long-term conservation.

Section 4. Conservation and Public Benefit. The City Council supports the management of the property in a manner that protects its natural resources, wildlife habitat, water recharge functions, scenic character, and ecological integrity while providing opportunities for compatible passive public recreation, environmental education, and appreciation of the natural environment.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Minneola, Florida, this **21st** day of **July, 2026**.

_____
Pam Serviss, Mayor

ATTEST:

_____
Kristine Thompson, City Clerk

Approved as to Form:

_____
Scott A. Gerken, City Attorney