

**Minneola City Council
Meeting Minutes
Minneola City Hall
April 4, 2023 at 6:30 PM**

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

CALL TO ORDER

Mayor Kelley 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 Flinn**.

AGENDA REVIEW

Councilor Serviss requested council considering add a proclamation relating to Autism Awareness Month to the agenda.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to include the Autism Awareness Month proclamation to the agenda.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Councilor Hernandez asked if we had more information relating to the chicken discussion held at the last meeting.

Scott Gerken stated he would speak on this more during his report, but a draft will be seen at the next meeting.

PROCLAMATION

Mayor Kelley read a proclamation proclaiming April as Autism Awareness Month.

PUBLIC COMMENTS

Banks Helfrich, 9100 Sams Lake Road, spoke about free tours he offers of his farm.

46 **Monica Luna**, 804 Disston Avenue, asked when the topic of chickens where be placed on the
47 agenda again.

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49 **Councilor Hernandez** mentioned the attorney would be drafting something for council to
50 review at the next meeting.

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52 **Jennifer Morse**, 1064 Golden Dawn Loop, asked council to share what their top priorities and
53 projects were.

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55 **Mayor Kelley** suggested this could be added to the next agenda.

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57 **Sharon Walker**, 1111 Arbor Hill Circle, spoke about a code violation she received due to
58 having backyard chickens. She asked for more time to resolve this violation until city council
59 speaks about the topic at the next city council meeting.

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61 **Mayor Kelley** suggested she contact Mark Johnson to address this request.

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63 **CITY MANAGER'S CONSENT AGENDA**

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65 **Item 1: City Council Meeting Minutes – March 21, 2023**

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67 There were no public comments.

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69 **MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve the City**
70 **Manager's consent agenda.**

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72 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders

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74 **NAY:** None

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76 **MOTION PASSED: 5-0**

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78 **COUNCIL DISCUSSION & ACTION ITEMS**

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80 **Item 2: Resolution 2023-04 Shed Variance**

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82 **Scott Gerken** read the resolution by title and swore in those wishing to speak on the item.

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84 **Joyce Heffington** indicated the application has requested a variance to the code of ordinances
85 for a shed he placed on his property without a permit which is eight square feet larger than the
86 code allows. The Planning and Zoning Commission recommended approval with the conditions
87 listed in the resolution.

88
89 **Public Comment**

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91 **Jennifer Morse**, 1064 Golden Dawn Loop, stated her grandmother lives next to this property
92 and spoke positively about the shed.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve the Item 2: Resolution 2023-04 Shed Variance.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 3: Ordinance 2023-11 Sidewalks & Street Trees – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington indicated the ordinance was edited since the first reading. The portion of the ordinance which was edited was the section relating to street trees. Staff spoke with an arborist from the University of Florida, who suggested if a developer wished to install street trees, they should submit a plan indicated what type of trees they would be installing and where they would be located. This plan must be submitted along with a letter from an arborist indicating it had been reviewed and the placement is approved.

Scott Gerken indicated the other change from first reading is clarification that existing sidewalks can stay 5 feet. He stated this ordinance applies to new sidewalks and should these sidewalks need to be replaced or get damaged, they would need to be 6 feet, if possible, at that time.

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 3: Ordinance 2023-11 Sidewalks & Street Trees – Second Reading

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 4: Library Site Plan

Joyce Heffington suggested the plan originally showed the stormwater retention area to be on the property across Main Avenue, but when a soil bore was done they found the property was entirely clay. Therefore, it would not be suitable for stormwater retention. The engineer drafted plans showing alternative placement ideas for on-site stormwater retention. The current plan shows the retention area where the garden & walking path was going to be located. The garden and walking area will now be located on the property across Main Avenue and will include a small pavilion for picnics.

Council's consensus was to move forward with the plan as presented.

Item 5: Ordinance 2023-14 Minneola Mountain CRA Moratorium – First Reading

Scott Gerken read the ordinance by title. He stated this ordinance would extend the existing moratorium which dealt with certain establishments in the Minneola Mountain Community Redevelopment Area. He suggested the ordinance also adds bottle clubs to the prohibited list. He indicated this moratorium would give the city more time to work through the best way to deal with these uses.

Public Comment

There were no comments.

Item 5: Ordinance 2023-15 Minneola Downtown CRA Moratorium – First Reading

Scott Gerken read the ordinance by title. He stated this ordinance is for the Minneola Downtown Community Redevelopment area. He explained this ordinance exempts pub brew type uses and grocery stores which sell alcohol. This ordinance will also prohibit bottle clubs until the city can figure out the best way to deal with this use.

Public Comment

There were no comments.

FINAL PUBLIC COMMENTS

There were no comments.

REPORTS

Mark Johnson

- Spoke about the sale of property on Main Avenue. He indicated the city has received a \$12,000 check for the septic-to-sewer conversion and the remedy for the code enforcement violation.
- Informed council the Florida Commission on Offender Review would be using the council chambers for parole review on Wednesday and Thursday.
- Informed council a local church would be using Trailhead Park for an Easter Egg Hunt event on Saturday.
- Indicated WXW would be held in the gym on Saturday.
- Indicated the Town Center concept plan would be placed on the next Planning & Zoning Commission agenda.
- Requested council select their preferred headshot using the link provided in their email.
- Reminded council the Minneola Business Park workshop would be held on Tuesday, April 11.

Councilor Serviss

- Requested term limits and other charter amendments be added to the next city council agenda.

Scott Gerken

- Indicated State enacted the Live Local Act. This act provides for a lot of incentives for developers to build affordable housing. It also includes provisions that affect local governments, including a zoning preemption authorizing multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if a certain amount of the residential units were designated for affordable housing. He indicated this would include business and industrial areas.
- Informed council a draft resolution and ordinance regarding backyard urban chickens would be presented at the next meeting. He suggested if council wishes after discussion, the resolution will allow the City to move forward with a straw ballot allowing the citizens to vote if backyard chickens should be allowed and the ordinance would propose amendments to the code allowing residents with less than 5 acres of property to own backyard chickens.
- He informed council Grant Watson would be present at the next meeting in his absence.

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

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 7:25 P.M.)


Pat Kelley, Mayor

ATTEST:


Kristine Thompson, City Clerk

