

**Minneola City Council  
Minutes  
April 16, 2019 at 6:30 PM  
Minneola City Hall**

The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Lisa Jones, Councilor Kelly Price, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), Kristine Thompson (Administrative Assistant).

**CALL TO ORDER**

Mayor Kelley called the meeting to order.

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

A moment of silence was observed, and the Pledge of Allegiance was led by members of the Eagle Scouts.

**AGENDA REVIEW**

There were no requests to modify the agenda.

**PUBLIC COMMENTS**

There were no comments.

**PROCLAMATIONS**

**Item 1: Proclamation – Mental Health Month**

Mayor Kelley read a proclamation declaring May, 2019, as Mental Health Month in the City of Minneola.

**CONSENT AGENDA**

**Item 2: City Council Meeting Minutes – April 02, 2019**

**Item 3: City Council and Planning & Zoning Commission Combined Workshop Minutes – April 09, 2019**

Councilor Jones requested the April 02, 2019 council meeting minutes be changed to show she asked if the ball fields were “required” rather than “needed.” She also requested the April 09, 2019 workshop minutes be changed to include a suggestion from an attendee for the park to include a dog park.

47 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve the**  
48 **Consent Agenda with the mentioned changes to the minutes.**

49

50 **AYE:** Serviss, Jones, Kelley, Price, Saunders

51

52 **NAY:** None

53

54 **MOTION PASSED: 5-0**

55

56 **DISCUSSION & ACTION ITEMS**

57

58 **Item 4: Resolution 2019-07 Variance Request 2078 Redbay Avenue ~ Quasi-Judicial**

59

60 **Scott Gerken** read Resolution 2019-07 by title only.

61

62 **Scott Gerken** swore in members of the public, developer representatives including Jason  
63 Sankes, and staff including Joyce Heffington, Ramon Flores, and Mark Johnson.

64

65 **Joyce Heffington** stated this is a variance for the finished floor elevation of .04 above the  
66 .2 the City allows.

67

68 **Mayor Kelley** invited the public to speak on the matter.

69

70 **Jason Sankes**, representative for Lennar, stated he is requesting a variance for .04 feet, for  
71 a total of .24 feet and advised he currently has a T.C.O. (temporary certificate of occupancy)  
72 which expires tomorrow.

73

74 **Mayor Kelley** stated he was not willing to support this item.

75

76 **Councilor Jones** inquired how this property received a T.C.O.

77

78 **Mayor Kelley** inquired if this foundation was poured before December.

79

80 **Jason Sankes** responded the foundation was poured in March 2018, which was before  
81 December.

82

83 **Scott Gerken** swore in Alison Perotti, representative for Lennar.

84

85 **Alison Perotti**, stated the home was permitted in March of 2018, construction started in  
86 April, and it closed with a T.C.O. in December. She added that they found out in February  
87 it was .04 feet over what was allowed and requested a variance.

88

89 **Councilor Jones** inquired how it received a T.C.O. in the first place.

90

91 **Alison Perotti** confirmed it was because the exterior grades were off.

92

93 **Councilor Jones** expressed concern with issuing T.C.O.  
94  
95 **Ramon Flores** explained the city is trying to avoid T.C.O.s and now issues stop work orders  
96 instead to freeze construction until it is decided what will be done.  
97  
98 **Mark Johnson** stated the building official has the ultimate decision making authority to  
99 issue C.O.s or T.C.O.s. He added that T.C.O.s were issued with this group of homes due to  
100 multiple homeowners expressing concern to the City about possibly losing their locked-in  
101 interest rates.  
102  
103 **Alison Perotti** confirmed this is their last T.C.O. and moving forward everything is set in  
104 place so this won't happen again.  
105  
106 **Councilor Jones** stated she would like the City to avoid any T.C.O.s.  
107  
108 **Mark Johnson** asked if it is the will of the body to request that no more T.C.O.s be issued  
109 for any reason on new home constructions.  
110  
111 **Council** consensus was to not say "never", but have guidelines established.  
112  
113 **Mayor Kelley** suggested having the building official come to the next council meeting to  
114 get an understanding of where to draw the line.  
115  
116 **Scott Gerken** stated before any T.C.O.s were issued, there was certification from an  
117 engineer that was reviewed by the city's engineer indicating that there weren't any real  
118 perceived problems.  
119  
120 **Alison Perotti** confirmed this would be their last T.C.O.  
121  
122 **MOTION by Councilor Jones, SECONDED by Vice Mayor Serviss, to approve**  
123 **Resolution 2019-07 Variance Request 2078 Redbay Avenue ~ Quasi-Judicial.**  
124  
125 **AYE:** Serviss, Jones, Kelley, Price, Saunders  
126  
127 **NAY:** None  
128  
129 **MOTION PASSED: 5-0**  
130  
131 **Item 5: Site Plan – Reserve at Minneola Amenity**  
132  
133 **Joyce Heffington** explained the developer has proposing constructing a second pool  
134 amenity adjacent to the existing amenity at the request of the residents of the Reserve at  
135 Minneola.  
136  
137 **Mayor Kelley** invited the public to speak on the matter.

138 **Mayor Kelley** asked Jason Sankes if he was familiar with an issue in December where the  
139 design of the previous pool had a flaw which would leak out into the retention pond.  
140  
141 **Jason Sankes** stated he was not aware of this issue.  
142  
143 **Mayor Kelley** asked if they were losing any lots with this amenity.  
144  
145 **Jason Sankes**, representative with Lennar, indicated this amenity would be in an extra area  
146 off to the side where there is some room.  
147  
148 **Mayor Kelley** asked if this would impact the permeability of the property.  
149  
150 **Jason Sankes** stated when the engineer drew this up, it went through the planning and  
151 zoning process and it went through all the permeabilities.  
152  
153 **Vice Mayor Serviss** stated when this item was seen by the commission there were concerns  
154 regarding parking.  
155  
156 **Jason Sankes** stated there is a stretch of road where there are no homes where there could  
157 be on street parking.  
158  
159 **Mayor Kelley** expressed concerns with existing on street parking.  
160  
161 **Jason Sankes** suggested on street parking is encouraged by the City as a way of traffic  
162 calming.  
163  
164 **Mark Johnson** clarified the City does not encourage on street parking.  
165  
166 **Mayor Kelley** asked how cars will be prevented from driving over the sidewalk and parking  
167 in the grass.  
168  
169 **Jason Sankes** stated there is curbing along the street.  
170  
171 **Councilor Jones** asked Joyce Heffington is the plan met permeability.  
172  
173 **Joyce Heffington** stated a consultant reviewed the plan and it's assumed they checked the  
174 permeability.  
175  
176 **Councilor Jones** voiced concerns with a pool next to the existing pool rather than placing  
177 it in the back of the community which could alleviate congestion. She suggested a bigger  
178 pool should have been built to begin with.  
179  
180 **Jason Sankes** stated the current pool meets the requirements for the neighborhood and is  
181 only requesting this second pool as a favor for the residents.

182 **Mayor Kelley** suggested the developer should give up a few lots in order to construct the  
183 pool somewhere else.

184  
185 **Jason Sankes** stated again they are only proposing this pool as a favor for the residents so  
186 the council could deny the pool.

187  
188 **Council Consensus** was to not deny the pool, but suggested it needed to be built in another  
189 location.

190  
191 **Jason Sankes** stated they are currently building in their last phase, there is no space to give  
192 up to construct the pool.

193  
194 **Mayor Kelley** asked how many lots are in Phase 4-B.

195  
196 **Jason Sankes** stated there are thirty-three (33) lots.

197  
198 **Councilor Jones** suggested tabling the item in order for the developer to discuss with the  
199 residents about council's concerns.

200  
201 **Mark Johnson** asked if there was any way to extend the parking lot south.

202  
203 **Jason Sankes** stated this could reduce the volume on the retention pond.

204  
205 **Mayor Kelley** suggested the pond could be dug deeper.

206  
207 **Jason Sankes** stated the pond is under Duke's power lines and they are restricted what they  
208 could do in this easement.

209  
210 **Councilor Saunders** stated if there is not enough parking then do not approved the project.

211  
212 **Mayor Kelley** inquired what the calculation is to determine the required pool size.

213  
214 **Councilor Jones** suggested tabling the item to research the calculation and requirements.

215  
216 **MOTION by Councilor Jones, SECONDED by Councilor Price, to table the Reserve**  
217 **at Minneola Amenity Site Plan to the May 07, 2019 City Council meeting.**

218  
219 **AYE:** Serviss, Jones, Kelley, Price

220  
221 **NAY:** Saunders

222  
223 **MOTION PASSED: 4-1**

224  
225 **Mayor Kelley** asked Joyce Heffington if she could research the calculation Jason Sankes  
226 mentioned and suggested Jason Sankes look into alternative parking solutions.

**Item 6: Ordinance 2019-03 – Deviations of Finished Floor Elevations – First Reading**

**Scott Gerken** read Ordinance 2019-03 by title only.

**Joyce Heffington** stated this ordinance is to amend the code to match what the city council has expressed their wishes to be.

There were no public comments.

**FINAL PUBLIC COMMENTS**

**Kandi Alexander** expressed appreciation for an accessible park.

**REPORTS****Mark Johnson:**

- Outdoor fitness center will require approximately thirty-four (34) yards of additional concrete which will cost an additional \$11,000.
- Possibility of having a Y.M.C.A. at the Hills Park. Could pledge part of City's impact fees to help fund this if it is the council's will. Residents could receive membership discounts. If the City choose, there could be a transfer of title to the City in the future.
  - Council discussed the cost of memberships and what programs are offered.
  - Mayor Kelley suggested having representatives from the Y.M.C.A. come and present their vision or thoughts to Council.
- Still working on automatic aid for fire and A.L.S. services. The next meeting is April 26, 2019. The City's new fire truck received damage during an automatic aid call on the Turnpike.
- Asked if council would like to do something for an employee of 21 years that is retiring.
  - Council's consensus was to support the city manager.

**Vice Mayor Serviss:**

- Inquired on status of city park/splash pad.
  - **Mark Johnson** will consult with Fred Miller and provide an update at the next council meeting.
  - **Mark Johnson** also informed the council that the Town of Montverde donated their old skate park equipment to the City.

**Councilor Jones:**

- Stated the new website looks good but seems light on minutes and agendas and asked if agenda packets could also be included on the website.
  - **Mark Johnson** stated staff tried to upload the information late Friday and was not able to log onto the new website. He confirmed the agenda packets could be included on the website.

**Councilor Saunders:**

- Asked if the rain gutters on City Hall could be cleaned.



**Scott Gerken:**

- Stated he has expressed the City should be as cautious as possible with including documents on the website due to lawsuits against municipalities that do not have all documents A.D.A. accessible.
- Informed the council they have a fully signed contract with Shamrock Automotive. There is a sixty (60) day due diligence period and the closing is thirty (30) days after that. He explained the seller would like to close sooner than that if possible. If all goes as planned, the property will close sometime in July
- Advised an ordinance has been drafted which will allow microblading in personal service establishments, the planning and zoning commission had requested some changes, and it should be ready for the council at their next meeting.
- Reported there are no state requirements for sports facilities at educational institutions. Lake County has their own specifications for their facilities which are a structured primary playground, a preschool playground, an outdoor hard court, and two multipurpose fields for soccer and softball for a K-8 facility.

**Councilor Jones:**

- Stated it has been noted the playground equipment gets "hot to the touch," and would like to discuss providing a shade there at future date.

**Councilor Price:**

- Stated the cost for equipment and installation of the A.D.A. playground is \$5,000 more than the allotted amount and is hoping to have this brought before city council for a vote before the second meeting in May.

**MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to adjourn.**

**AYE:** Serviss, Jones, Kelley, Price, Saunders


**NAY:** None

**MOTION PASSED: 5-0**

*(Meeting adjourned at 7:37 P.M.)*

Pat Kelley, Mayor

**ATTEST:**

  
Kristine Thompson, Administrative Assistant

