

**Minneola City Council
Meeting Minutes
Minneola City Hall
February 16, 2021 at 6:30 PM**

The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Debbie Flinn, Councilor Kelly Price, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Christina Stidham (City Clerk). Due to the Covid-19 pandemic, all present were practicing “social distancing” by remaining at least six feet apart in the council chambers.

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:33 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by Vice Mayor Serviss.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENT

There were no comments.

CITY MANAGER'S CONSENT AGENDA

Item1: City Council Meeting Minutes for February 2, 2021

Item 2: Fire Department Surplus & Disposal of Equipment

Public Comment

There were no comments.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve the Consent Agenda.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS**Item 3: Ordinance 2021-02 – Economic Development Incentive – Second Reading**

Scott Gerken read Ordinance 2021-02 by title only. He explained that this is the same five-year exemption that was previously approved, but the dates need to be extended due to construction taking longer than expected.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Vice Mayor Serviss, to approve Ordinance 2021-02 – Economic Development Incentive.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 4: Overlook at Grassy Lake Phases 3 & 4 Preliminary Subdivision Plat – *Quasi-Judicial*

Scott Gerken swore in those wishing to speak including Joyce Heffington, Mark Johnson, and Ramon Flores.

Joyce Heffington explained this is a preliminary plat for one hundred twenty-five (125) single family lots. The P & Z commission recommends approval with staff conditions and suggested looking into a fence or something instead of a twenty-foot (20') landscape buffer.

Council discussed a fence as an option but determined a landscape buffer would be better due to the topography.

Craig Harris, J.T.D. Land Company, spoke regarding the project.

Public Comment

Daniel Smith, City resident and P & Z commissioner, stated the intent of the planning and zoning commission was just to create a barrier between the yards. He agreed vegetation could create an acceptable barrier.

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Item 4: Overlook at Grassy Lake Phases 3 & 4 Preliminary Subdivision Plat with the following staff conditions:

- **The name is changed on the construction plans to Overlook at Grassy Lake East Phases 3 & 4 (which the developer agreed to) to avoid confusion for 911 calls.**

- Any trees, other than the dead orange trees that need to be removed, be mitigated on a landscape plan as part of the construction plans.
- A formal scrub jay study be conducted and approved by U.S.F.W. before construction plan approval.
- Tortoise permit be obtained before construction begins.
- Hydraulic calculations be submitted with the utility plans, noting 1,000 g.p.m. at max consumption required
- Construction plan shall be designed as noted on the preliminary plans – parking shall be limited to one side of street to maintain 20 unobstructed feet and hydrants should be located on opposite side of street from parking. No parking signs shall be posted on same side of the street as hydrants.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 5: AutoZone Site Plan

Mayor Kelley would like sidewalks all the way around after lot split.

Scott Gerken confirmed that a lot split will be required. We can address any lot split conditions at that time.

Joyce Heffington explained the uniqueness of the property having three corners making it difficult to meet all the architectural requirements, but they are really working with us. P & Z recommends approval with staff recommendations and having the building addressed off Highway 27. They have provided two renderings to choose from. The Planning and Zoning Board preferred the first rendering.

Jason Kenny, with Kenny Engineering on behalf of the applicant, confirmed there will be a sidewalk along property line and confirmed that it will meet the 5% slope for A.D.A.

Public Comment

There were no comments.

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Item 5: AutoZone Site Plan with the following staff conditions:

- All outstanding fees be paid.
- Lot split required.
- A new easement document granting the City an easement for our utility line.
- All Lake County requirements, including an agreement for a maintenance easement for South Grassy Lake Road.
- F.D.E.P. sewer needs to be obtained.

- Sidewalks need to be shown on 3 sides (west, south, and east along US 27, Grassy Lake Road, and the privately maintained road to the east), per the traffic reviewer and newly submitted plans.
- Engineering issues need to be addressed.
- Building to be constructed pursuant to architectural rendering #1
- All impact fees are paid.
- Building is addressed off Highway 27.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENT

There were no comments.

REPORTS

Mark Johnson:

- Provided an update on Quail Valley H.O.A.'s request for cost share funds to provide additional neighborhood patrols. He explained the idea was previously considered by the council. The plan did not get approved because of concerns that there was not an H.O.A. for every subdivision and the desire to treat every neighborhood the same.
- Provided an updated on the Minneola Trail resurfacing grant project. He stated the landscaping is complete and new benches and trash receptacles have been installed. Most of signage has been installed, but some of the older directional signs and posts are still being replaced to make it consistent with the new decorative signage.
- Updated the council on the annual homeless coalition roundtable discussion. He explained the coalition was looking into applying for a grant for emergency housing and purchasing a hotel.
- Provided an update on the Lake County B.C.C. roundtable discussion. He explained a request was made for more ambulances and expressed needs for road projects and road maintenance.

Scott Gerken:

Reported that we are running into issues with Holden Ridge. He explained that the P.U.D. agreement was approved almost 7 years ago, but the City's code doesn't really address attached townhomes. Issues such as meeting setbacks and the requirement of three (3) canopy trees per backyard are not always practical for these townhomes. He stated we can go through a formal 2 hearing development agreement amendment that would take several months to complete, or, if Council agrees, his recommendation is for City Council to allow staff to make fair and reasonable interpretations of the code as applied to the PUD agreement when the code does not specifically address an issue. For the latter option, the City Council will be kept informed of the decisions that are made via written correspondence to further ensure that any staff interpretations are consistent with Council's intent as set forth in the PUD agreement and the code. The applicant is

aware that they may appeal to the City Manager and ultimately to the City Council and/or can go through a formal PUD amendment if they disagree with any staff interpretations. The project owners are ready to start pulling permits, and this accommodation is a good faith gesture by the city to work in fairness with the property owner while ensuring that the code and the PUD agreement are followed.

Council consensus was to move forward with city attorney's recommendation and allow staff to make fair and reasonable determinations when issues arise pertaining to Holden Ridge townhomes meeting the City's code.

Mayor Kelley:

- Provided an update on the campers living behind CVS.
- Explained the Lake County Tax Collector reviewing properties in the area receiving agricultural and timber exemptions to ensure they are being properly assessed.
- Mentioned a near Trailhead Park may be for sale and explained it could be used for additional parking and access

FINAL PUBLIC COMMENT

Doug Hotaling, city resident, spoke regarding Trailhead Park improvements and the mobile home behind his property.

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


AYE: Serviss, Flinn, Kelley, Price, Saunders


NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 7:23 P.M.)

ATTEST:


Christina Stidham, City Clerk


Pat Kelley, Mayor

