

**Minneola City Council
Meeting Minutes
Minneola City Hall
March 1, 2022 at 6:30 PM**

The City of Minneola City 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 Kristine Thompson (City Clerk).

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:32.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENTS

Mark Edwards explained he lives in Waterford Landing, behind the Public Works building on Highway 27, and expressed concern with the amount of noise that comes from the traffic on Highway 27.

Mayor Kelley spoke about an email they previously received and that the City Manager, Mark Johnson, was working with the State of Florida to provide a solution for this problem.

AGENDA REVIEW

There were no comments.

PROCLAMATION

Mayor Kelley read a proclamation declaring March 2022 Problem Gambling Awareness month.

CITY MANAGER'S CONSENT AGENDA

Item 2: City Council Meeting Minutes – February 15, 2022

Item 3: Endo Settlement Participation

Mark Johnson explained this item is a continuation of the State's settlement agreement with the pharmaceutical related companies.

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve the City Manager's Consent Agenda.

48 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

49
50 **NAY:** None

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52 **MOTION PASSED: 5-0**

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54 **COUNCIL DISCUSSION & ACTION ITEMS**

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56 **Item 4: Resolution 2021-18 Clean Streak Conditional Use Permit**

57 **Item 5: Resolution 2021-19 Clean Streak Variance**

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59 **Scott Gerken** explained Item 4 and Item 5 could be seen together.

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61 **Joyce Heffington** informed council the applicant is requesting a variance relating to the number
62 of uninterrupted parking spaces between landscape areas, maximum slopes, and maximum wall
63 height for transitions between multilevel construction. The Planning and Zoning Commission also
64 recommended the council include a condition which would require the wall color and building
65 exterior color match the neighboring Popeye building. They should also include a wall to reduce
66 the noise to the subdivision behind the property. Explained staff recommends denial as the city's
67 engineer feels the site can meet the required wall and slope height without a variance. Staff does
68 recommend approval for the variance to the distance between landscape islands.

69
70 **Chris Warshaw** gave a presentation which showed site details.

71
72 There was a discussion regarding ingress/egress and traffic flow.

73
74 **Councilor Saunders** expressed concern with adding traffic to Southern Breeze Drive and
75 expressed concern with the number of U-turns that would be required to navigate in and out of this
76 property.

77
78 **Public Comment**

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80 Several residents from Quail Valley spoke against the project. Concerns were presented about
81 increased traffic, sound generated from the car wash, and possible trash and debris.

82
83 **Chris Warshaw** informed council a traffic study was done which showed there would be 156
84 daily trips. They oriented the car wash to be as far away from the neighboring subdivision as
85 possible. They also included additional landscaping, as requested by the Planning and Zoning
86 Commission.

87
88 **Mayor Kelley** suggested he cannot support a car wash that is directly in front of a residence.

89
90 **Chris Warshaw** requested to table the item until the April 5 City Council meeting so they can
91 think through some of the comments and discuss any revisions.

92
93 **Scott Gerken** suggested the item could be tabled to allow the applicant time to address the
94 mentioned concerns.

Mayor Kelley asked Scott Gerken to draft an ordinance amending the code to restrict car washes to the Industrial zoning district.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to table Item 4: Resolution 2021-18 Clean Streak Conditional Use Permit and Item 5: Resolution 2021-19 Clean Streak Variance to the April 5, 2022 city council meeting.

AYE: Serviss, Flinn, Kelley, Price

NAY: Saunders

MOTION PASSED: 4-1

Item 6: Ordinance 2022-02 Municipal Service Taxing Unit (M.S.T.U.)

Scott Gerken read the ordinance by title.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Ordinance 2022-02 as written.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 7: Proposal for Hydrogeologic Services for the Consumptive Use Permit

Item 8: Proposal for Project Management for Consumptive Use Permit

Mark Johnson explained these items are required for our Consumptive Use Permit (C.U.P.).

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Item 7: Proposal for Hydrogeologic Services for the Consumptive Use Permit

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Item 8: Proposal for Project Management for Consumptive Use Permit

AYE: Serviss, Flinn, Kelley, Price, Saunders

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142 **NAY:** None

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144 **MOTION PASSED: 5-0**

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146 **FINAL PUBLIC COMMENTS**

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148 **David Yeager** spoke about voting districts and spoke about the city's cemetery.

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150 **REPORTS**

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152 **Scott Gerken**

- 153 • Informed Council on Friday the city would be closing on the property located on Old
154 Highway 50.
155 • Spoke about code amendments that would be on the next council agenda.
156 • Discussed the cell tower. Mentioned the city gave their attorneys a list of the city's requests
157 and we are awaiting their response.
158 • Suggested council can make a motion to direct staff to initiate placing districting on the
159 ballot once the population hits a certain number.
160 ○ A discussion followed regarding voting districts.

161
162 **Mayor Kelley**

- 163 • Spoke about amending the city's code to establish a maximum square footage to a
164 business's footprint, so it could not be larger than 18,000 square feet.
165 ○ A discussion following regarding businesses and typical building sizes.
166 ○ Council's consensus was for Scott to draft an ordinance which would propose such
167 an amendment.

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169 **MOTION by Councilor Price, SECONDED by Councilor Flinn, to adjourn.**

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171 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

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173 **NAY:** None


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175 **MOTION PASSED: 5-0**

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177 *(Meeting adjourned at 9:16 P.M.)*

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Pat Kelley, Mayor

183 **ATTEST:**

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Kristine Thompson, City Clerk

