

**Minneola City Council
Meeting Minutes
Minneola City Hall
April 5, 2022 at 6:30 P.M.**

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 6:33 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by **Mayor Kelley**.

AGENDA REVIEW

Mayor Kelley requested Item 13, the discussion regarding The Hills of Minneola, be removed until a later date. He suggested the developer would be present at a future council meeting to discuss the status of the project.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to remove Item 13 until a later date.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

Virginia Miller stated she lives at a property on Triple E Road adjacent to The Hills of Minneola. She spoke about concerns with water runoff coming from the neighboring parcel.

Mayor Kelley suggested Mark Johnson would reach out to her to discuss this issue.

Mark Johnson confirmed he would call her the next day.

Vance Jochim discussed developments in the area and the impact they have on the roads and schools. He suggested the City review traffic studies and run cost analyses for proposed developments. He also spoke about including council meeting agenda packets on the City's website.

CITY MANAGER'S CONSENT AGENDA**Item 1: City Council Meeting Minutes – March 15, 2022****Item 2: City Council Workshop Minutes – February 22, 2022****Item 3: Emergency Repair – Eastridge Water Treatment Plant Controller****Item 4: Water Conservation Plan Development****Item 5: Library Advisory Board Appointment**

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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS**Item 6: Resolution 2021-18 Clean Streak Conditional Use Permit****Item 7: Resolution 2021-19 Clean Streak Variance**

Scott Gerken read the resolution by title and swore in those wishing to speak on the items. He reminded everyone that this was a continuation of the prior hearing and that any testimony at that hearing would carry over until today.

Joyce Heffington explained the variance would allow for a 3:1 slope, a 10' wall height, and a greater number of uninterrupted parking spaces. The Planning & Zoning Commission recommended approval with the condition the slope would match Popeyes, the wall color and material would match Popeyes, and they needed to include additional landscaping. Staff does not recommend approval, as the City's engineer believes they can meet slope and wall height requirements with their current conditions. Staff does recommend approval of a variance to the number of uninterrupted parking spaces with the condition they include additional landscaping. She also spoke about the resolution regarding the conditional use permit which would allow for a carwash in a B-1 zoning district. The Planning & Zoning Commission recommended approval (two in favor and one opposed) with the condition their hours of operation would be 8:00 a.m. to 8:00 p.m. Staff cannot recommend approval without approval of the variance, the concept plan would need to be revised, and the project would need to meet all code requirements.

Chris Warshaw, Clean Streak representative, provided a packet detailing the site improvements and a report detailing a sound study performed at the proposed carwash site. He explained the changes made to the plans were in response to council's concerns expressed at the last meeting they attended especially as to the concerns expressed by neighboring property owners and residents regarding noise and traffic problems. These changes address the concerns with sound generated from the carwash. They propose to install a silencer on the blower, a six-foot block wall at the rear, install vacuums inside the building, install acoustic sound paneling to help contain sound

93 within the carwash, and install additional landscaping. He spoke about the City's comprehensive
94 plan. They conducted a traffic study and spoke with the Florida Department of Transportation
95 (F.D.O.T.) regarding the possibility of a median cut. However, no provisions have been made for
96 a median cut nor is there a current resolution of that issue. He asked that this not be a condition
97 of approval as the applicant had no control over F.D.O.T.

98
99 **Vice Mayor Serviss** asked if the applicant met with the Quail Valley Homeowner's Association.

100
101 **Chris Warshaw** confirmed they had.

102
103 **Sam Shroyer**, acoustical consultant for Clean Streak, spoke about the sound study he performed
104 and explained the sound insulation they recommend. He explained due to the measures taken by
105 the applicant, sound heard at the nearby residences would be minimal.

106
107 **Mark Johnson** asked if sound levels were measured on Cherry Laurel Drive.

108
109 **Sam Shroyer** explained they were not measured on Cherry Laurel Drive, they could only measure
110 sound on properties they had access to, but it would be comparable to the location which they did
111 measure.

112
113 **Mark Johnson** asked if there was a compounding effect. Would noise from the road compound
114 with noise from the car wash?

115
116 **Sam Shroyer** spoke about slide five in the presentation which shows the car wash alone, slide six
117 factors in noise from the road.

118
119 **Mark Johnson** asked if sound waves travel further depending on if it's a valley or hill.

120
121 **Sam Shroyer** suggested the studies are created with the worst-case conditions favorable to
122 propagation. Explained sound tends to have a straight line of travel. The three-dimensional models
123 provided account for differences in height between structures.

124
125 **Mark Johnson** asked if being on a hill would make sound travel farther.

126
127 **Sam Shroyer** explained sound generates in a spherical manner and dissipates regardless as
128 distance is traveled.

129
130 **Mark Johnson** stated the report shows the measuring device was calibrated by staff but wondered
131 when was the device last calibrated by the factory.

132
133 **Sam Shroyer** suggested it would have been within the last year, whatever the manufacturer
134 recommends.

135
136 **Mark Johnson** explained staff may do a quick calibration, but factory would provide a more
137 thorough calibration.

138 **Sam Shroyer** suggested the measuring devices are sent out regularly to the factory in California.

139
140 **Mayor Kelley** questioned peak traffic hours.

141
142 A discussion followed regarding actual peak traffic hours and hours shown in the traffic study.

143
144 **Mark Johnson** suggested the metal canopy poles be covered in brick stone, or stucco, and
145 suggested the canopy should use durable materials and match the materials used for the car wash
146 tunnel entrance.

147
148 **Chris Warshaw** suggested these materials would be shown on an updated plan.

149
150 **Luis Dole**, Quail Valley resident, spoke in favor of the proposed carwash.

151
152 **Darren Brookie**, Overlook at Grassy Lake resident, inquired if the sound study was an
153 accumulation of all sound producers or if each one was considered individually.

154
155 **Sam Shroyer** confirmed it was considered accumulatively. Spoke about a 6-foot wall which is
156 being installed, may help control noise from cars idling.

157
158 **Mark Johnson** asked if the 6-foot wall was a retaining wall.

159
160 **Chris Warshaw** explained they are requesting a retaining wall in the variance, but this 6-foot wall
161 will be placed within the landscaping.

162
163 **Mark Johnson** asked how much of this wall is above grade.

164
165 **Chris Warshaw** stated the entire 6-foot retaining wall is above ground.

166
167 **Deborah Bishop**, Overlook at Grassy Lake resident, expressed concern with the chemicals used
168 at the proposed carwash.

169
170 **Chris Warshaw** detailed the water treatment process and the containment of chemicals.

171
172 **David Yeager**, resident on Sullivan Ave., spoke about the provided sound study, the calibration
173 of the measuring device, and other car wash locations.

174
175 **Frank Fratto**, Overlook at Grassy Lake resident, expressed concern with potential noise.

176
177 **Sam Shroyer** suggested sound dissipates with distance, models do not show the sound travelling
178 at far as Overlook at Grassy Lake.

179
180 A discussion followed regarding possible noise producing structures on the site and how the
181 carwash operates.

Matthew Griffin, current property owner, shared he believes this was the best use of the property.

Mayor Kelley passed the gavel to Vice Mayor Serviss.

MOTION by Mayor Kelley, SECONDED by Councilor Price, to approve Resolution 2021-18 Clean Streak Conditional Use Permit with conditions.

AYE: None

NAY: Serviss, Flinn, Kelley, Price, Saunders

MOTION FAILED: 0-5

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Item 7: Resolution 2021-19 Clean Streak Variance removing the request for the maximum number of uninterrupted parking spaces.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 8: Ordinance 2022-07 Accessory Dwelling – First Reading

Joyce Heffington explained this ordinance would amend the code to allow for accessory dwelling units with a maximum area of 600 square feet. This dwelling unit must have its own entrance, meet the City's code, and the property owner would be required to live on the property and sign an agreement stating this fact. The Planning & Zoning Commission recommended approval with the condition the accessory dwelling has its own power and water meter. Staff would like to further restrict the maximum area to 400 square feet, if on a foundation, and 300 square feet, if on a trailer. The property would also have a minimum of one fifth (1/5) of an acre.

Item 9: Ordinance 2022-04 B-1 Design Standards – Maximum Living Area – Second Reading

Scott Gerken read the ordinance by title. He explained this ordinance would cap the maximum living area within the B-1 district to 18,000 square feet. Applicant's requesting larger than this would need to apply for a variance, or the code would need to be amended.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Item 9: Ordinance 2022-04 B-1 Design Standards – Maximum Living Area

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 10: Ordinance 2022-05 Small Scale Comprehensive Plan Amendment – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington explained this ordinance amends the code to match state legislature regarding small scale comprehensive plan amendments.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Item 9: Ordinance 2022-04 B-1 Design Standards – Maximum Living Area

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 11: Ordinance 2022-08 Temporary Subdivision Signs – Second Reading

Joyce Heffington explained the sign regulations established in the ordinance for subdivisions signs. The Planning & Zoning Commission recommended approval to also include regulations on internal directional signs. Staff requests, if approved, for a condition stating signs will be installed after construction plan approval, rather than preliminary plat.

Scott Gerken read the ordinance by title.

MOTION by Councilor Flinn, SECONDED by Councilor Price, to approve Item 11: Ordinance 2022-08 Temporary Subdivison Signs with the condition that no sign will be installed until after construction plan approval.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 12: Bid Award – Turnpike Utility Modifications – Budgeted

Mayor Kelley explained this to relocate utility lines in conjunction with widening of the turnpike.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Item 12: Bid Award – Turnpike Utility Modifications – Budgeted

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

David Yeager spoke about roll off construction dumpsters.

Meeting recessed at 8:45 p.m.

Meeting reconvened at 8:53 p.m.

REPORTS

Scott Gerken

- Spoke about Memorandum of Understanding (M.O.U.) for the school site in the Hills of Minneola. He suggested it would be on an upcoming council agenda.
- Suggested there would be an ordinance on the agenda for the next council meeting placing a moratorium to certain uses within the Downtown C.R.A. area.

Councilor Flinn

- Informed the council at the last Planning & Zoning Commission meeting, Commissioner Daniel Smith, announced his resignation effective immediately due to scheduling issues.

MOTION by Councilor Flinn, SECONDED by Councilor Serviss, to adjourn.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 9:07 P.M.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

