

1 **Minneola City Council**  
 2 **Meeting Minutes**  
 3 **Minneola City Hall**  
 4 **September 6, 2022**  
 5 **Immediately Following the C.R.A. Meeting**  
 6 **Beginning after the City Budget Hearing at 6:30 PM**

7  
 8 The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also  
 9 present were Vice Mayor Serviss, Councilor Debbie Flinn, Councilor Joe Saunders, Scott  
 10 Gerken (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk).

11  
 12 **CALL TO ORDER**

13  
 14 **Mayor Kelley** called the meeting to order at 6:58 p.m.

15  
 16 **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

17  
 18 A moment of silence was observed, and the Pledge of Allegiance was led by **Vice Mayor**  
 19 **Serviss**.

20  
 21 **AGENDA REVIEW**

22  
 23 **Mark Johnson** suggested Items 3: Cyrene Lot Aggregate and Item 4: Cyrene Lot Split needed to  
 24 be switched so the lot split was heard before the lot aggregate.

25  
 26 **PUBLIC COMMENTS**

27  
 28 **Jennifer Morse**, 1064 Golden Dawn Loop, spoke about issues with water pressure in the  
 29 Ardmore Reserve subdivision.

30  
 31 **Maria Santiago**, 1145 Cavender Creek Rd., spoke about similar issues with water pressure at  
 32 her house in Ardmore Reserve.

33  
 34 **Bill Spann**, 425 Cheeota Ct., inquired about the Fire Rescue Assessment Fee.

35  
 36 **Jennifer Morse** spoke about school related traffic.

37  
 38 **CITY MANAGER’S CONSENT AGENDA**

39  
 40 **Item 1: City Council Meeting Minutes – August 16, 2022**

41  
 42 **MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss to approve the City**  
 43 **Manager’s Consent Agenda.**

44  
 45 **AYE:** Serviss, Flinn, Kelley, Saunders

46  
 47 **NAY:** None

48 **MOTION PASSED: 4-0**

49

50

**COUNCIL DISCUSSION & ACTION ITEMS**

51

**Item 2: Hills Crossing Parcel 1 Site Plan**

52

53

54 **Joyce Heffington** explained the site plan was for a quick service restaurant in the Hills Crossing  
55 Shopping Center at the corner of Hancock Road and Citrus Grove Road. The Planning & Zoning  
56 Commission recommended approval with staff's recommendations. The applicant has addressed  
57 all of staff's comments except for one. She informed the City Council that the City's planning  
58 consultant, from S&ME, Inc., was present to explain this remaining comment.

59

60 **Eric Raasch**, planner with S&ME Inc., stated the site needs an additional pedestrian path.

61

62 A discussion followed regarding possible path locations.

63

64 **Waylon Hoge**, representative for McDonalds, stated they would include a path along the  
65 landscape easement on the south property line which would connect to the Publix Shopping  
66 Center.

67

**Public Comment**

68

69 There were no comments.

70

71

72 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to approve Item 2:**  
73 **Hills Crossing Parcel 1 Site Plan pending staff approval of the location of the additional**  
74 **pedestrian pathway, which should not cross the drive through.**

75

76 **AYE:** Serviss, Flinn, Kelley, Saunders

77

78 **NAY:** None

79

80 **MOTION PASSED: 4-0**

81

**Item 4: Cyrene at Minneola – Lot Split**

82

83

84 **City Council** agreed to discuss Item 3, 4 and 5 at the same time.

85

86 **Eric Raasch** listed the outstanding issues including, there is no vehicular access to the village  
87 center, they are only installing a masonry wall along Citrus Grove Road, the subdivision may  
88 require additional off-street parking, and there are questionable minimum lot sizes.

89

90 **Denver Marlow**, Sunterra Communities, spoke about the lot sizes that may appear smaller than  
91 code allows.

92

93 A discussion followed regarding concerns with possible noise coming from the Turnpike, the  
94 possibility of including a masonry wall along the Turnpike, and installing Florida native  
95 landscaping.

96

97 **Public Comment**

98

99 Multiple members of the audience expressed concern with the project.

100

101 **Scott Gerken** mentioned the prior proposal to turn Twins Way into added green space.

102

103 **Denver Marlow** confirmed they are willing to turn Twins Way into green space, but it would  
104 require a variance for the block length of the connecting roadway.

105

106 **Scott Gerken** suggested the project could be approved conditioned on the variance and added  
107 green space.

108

109 There was a discussion regarding the single access point for the subdivision and concerns with  
110 emergency services reaching the back of the neighborhood should an accident block the  
111 entrance.

112

113 **Denver Marlow** stated they would be willing to add a crash gate through the tract connecting  
114 Citrus Grove Road and Archer Drive.

115

116 **MOTION by Councilor Saunders, SECONDED by Councilor Flinn to approve Item 4:**  
117 **Cyrene at Minneola – Lot Split.**

118

119 **AYE:** Serviss, Flinn, Kelley, Saunders

120

121 **NAY:** None

122

123 **MOTION PASSED: 4-0**

124

125 **Item 3: Cyrene at Minneola – Lot Aggregate**

126

127 **MOTION by Councilor Saunders, SECONDED by Councilor Flinn to approve Item 3:**  
128 **Cyrene at Minneola – Lot Aggregate.**

129

130 **AYE:** Serviss, Flinn, Kelley, Saunders

131

132 **NAY:** None

133

134 **MOTION PASSED: 4-0**

135

136 **Item 5: Cyrene at Minneola – Preliminary Plat**

137

138 **MOTION by Councilor Saunders, SECONDED by Councilor Flinn to approve Item 5:**  
139 **Cyrene at Minneola – Preliminary Plat with the conditions that all lots meet minimum lot**  
140 **size requirements, the billboard is removed, pedestrian access is included to the Village**  
141 **Center, a masonry wall will be constructed along Citrus Grove Road, a PVC fence will be**  
142 **installed along all other property lines, Twins Way will be converted to green space**  
143 **(conditioned upon a formal variance being subsequently approved by Council), enhanced**  
144 **landscaping will be installed along the Turnpike to buffer noise, they will use Florida native**  
145 **landscaping within the project to the extent possible, and a crash gate will be installed**  
146 **along Citrus Grove Road pending Lake County approval, together will all staff and S&ME**  
147 **conditions, including those in S&ME’s “condition of approval” document.**  
148

149 **Roll Call Vote**

150 Serviss        **NAY**  
151 Flinn         **AYE**  
152 Saunders     **AYE**  
153 Kelley       **AYE**  
154

155 **MOTION PASSED: 3-1**  
156

157 **Item 6: Water and Wastewater Impact Fee Study**  
158

159 **Mark Johnson** explained the engineer performing the study, Sterling Carroll, was not present so  
160 the item would need to be postponed to the next meeting.  
161

162 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to table Item 6: Water**  
163 **and Wastewater Impact Fee Study to the next meeting.**  
164

165 **AYE:** Serviss, Flinn, Kelley, Saunders  
166

167 **NAY:** None  
168

169 **MOTION PASSED: 4-0**  
170

171 **Item 7: Ordinance 2022-20 Sugarloaf Community Development District (CDD) – First**  
172 **Reading**  
173

174 **Scott Gerken** read the ordinance by title only.  
175

176 **Public Comment**  
177

178 **Kevin Carey**, resident living on Sugarloaf Mountain Road, inquired what the ordinance meant  
179 when the ordinance stated, “provided for future expansion of sufficiently contiguous land.”  
180

181 **Mike Echer** explained the petition identifies the lands that will be included in the district  
182 initially and suggested this could be added to in the future.  
183

184 **Scott Gerken** asked Mr. Echer if the maps included in the petition show the proposed CDD and  
 185 the future expansion and these areas are the existing Sugarloaf Development boundaries. They  
 186 are not proposing to extend beyond the current boundaries of Sugarloaf with the proposed CDD.

187  
 188 **Mike Echer** confirmed they were not proposing to extend the current boundaries of their  
 189 development.

190

191

### FINAL PUBLIC COMMENTS

192

193 **Lisa Jones** spoke about political signs.

194

195

### REPORTS

196

#### Mark Johnson

197  
 198 ● Reminded council there would be a workshop on September 13 regarding the industrial area  
 199 in the Hills of Minneola.

200 ● Advent Health would like more time before scheduling their workshop. They requested the  
 201 workshop be held on October 11.

202 ● Requested council's approval to discuss purchasing a parcel of land owned by Hillside  
 203 Church on Main Avenue.

204 ○ Council's consensus was to allow Mark to have this parcel of land appraised.

205 ● Reminded council the Friends of the Minneola Schoolhouse Library will have a book sale in  
 206 the gymnasium on October 8th starting at 9:00 a.m.

207 ● Artworx requested to hold a special event which would include a 5k race at Trailhead Park.

208 ● Tour de Garden has requested to use a portion of our roadways for their bicycle tournament.

209 ● Planning has begun for Safe Night Out which will be held on Halloween.

210 ● An agreement with Lake County for the use of opioid funds will be on the next agenda.

211 ● The Lake County Sheriff's Office contract is under review.

212 ● Requested an additional \$1,000 to collapse an unknown septic tank and to install more sod at  
 213 411 South U.S. Highway 27, previously known as Chuck's Automotive.

214 ○ Council's consensus was to grant an additional \$1,000 of the demolition a septic tank and  
 215 installation of more sod.

216

#### Scott Gerken

217 ● Spoke about the City's sign code as it relates to political signs.

218 ○ Council's consensus was to change the code to allow for political signs to be posted on  
 219 Labor Day weekend, rather than 60 days prior to an election.

220

221

222

#### Vice Mayor Serviss

223 ● Stated there would be a food distribution event at the Minneola Athletic Complex Friday  
 224 September 9, 2022, at 10:00.

225 ● Asked Council if the City could hold a parade for Mama Hawk, the principal of Lake  
 226 Minneola High School, since she is retiring this year.

227 ○ Council's consensus was to plan something for Mama Hawk's retirement.

228

#### Mayor Kelley

- 230 ● Spoke about an additional homestead exemption for low-income senior residents who have
- 231 lived in their homes for at least 25 years with home value under \$250,000.

232

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

234

235 **AYE:** Serviss, Flinn, Kelley, Saunders

236

237 **NAY:** None

238

239 **MOTION PASSED: 4-0**

240 *(Meeting adjourned at 9:39 P.M.)*

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249 **ATTEST:**

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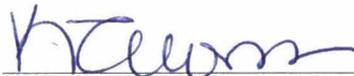
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Pat Kelley, Mayor



Kristine Thompson, City Clerk