

**Minneola City Council
Meeting Minutes
Minneola City Hall
February 7, 2023 at 6:30 PM**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Councilor Pam Serviss, Councilor Erick Hernandez, Councilor Joe Saunders, Grant Watson (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk). Vice Mayor Debbie Flinn was absent.

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:30 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by **Councilor Serviss**.

AGENDA REVIEW

Mark Johnson indicated Vision Car Wash has requested to table their item until the March 7, 2023 City Council meeting.

Tim McClendon stated due to advertising requirements staff has requested to postpone the item.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to table Item 6: Resolution 2021-20 Conditional Use Permit – Vision Car Wash – Quasi Judicial.

AYE: Serviss, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss, to excuse Vice Mayor Flinn absence from the meeting.

AYE: Serviss, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

PUBLIC COMMENTS

There were no public comments.

CITY MANAGER'S CONSENT AGENDA**Item 1: City Council Meeting Minutes – January 17, 2023****Item 2: Purchase Request – Water Meters & Supplies – Budgeted****Item 3: Utility Improvements – Snarrs Subdivision****Item 4: Duke Energy Lighting Service Agreement****Item 5: Pitney Bowes Postage Machine Lease Renewal**

There were no public comments.

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

AYE: Serviss, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS**Item 6: Resolution 2021-20 Conditional Use Permit – Vision Car Wash – Quasi-Judicial**

Tabled until the March 7, 2023 City Council meeting.

Item 7: Preliminary Plat – Lookout Ridge at Sugarloaf Mountain

Grant Watson swore in those wishing to speak on all quasi-judicial matters on the agenda and stated Item 7 and Item 8 could be discussed together but would require separate motions.

Tim McClendon stated this site plan is for a project which is approximately 170 acres and contains 325 single family lots. It is within the Sugarloaf Mountain development, generally located west of Hancock Road and North of County Road 561-A. He stated this project was originally approved in 1991 by the Lake County Board of County Commissioners and later annexed into the City of Minneola. The applicant is also requesting an amendment to the design guidelines to allow for a lesser front setback. They are requesting a front porch setback of 15 feet, a building setback at 20 feet, and a garage setback of 25 feet.

There was a discussion regarding setbacks, the size of garages, and on-street parking.

Mark Johnson asked when the original Planned Unit Development (PUD) was approved.

Matt Young, Richland Communities, indicated this development was approved between 1994 and 2000.

91 **Mark Johnson** asked if any current council members were on the city council when the
92 development was approved.

93
94 **Matt Young** confirmed they were not.

95
96 **Mark Johnson** asked if the city council has the right to take away any vested rights the
97 development may have.

98
99 **Matt Young** stated his opinion is they could not, but he would defer to the city's attorney.

100
101 **Mayor Kelley** handed the other council members an excerpt from the city's code relating to
102 subdivisions and the requirements for curvilinear roads. He suggested he cannot support the project
103 ask it is laid out in a block pattern and does not have curvilinear roads.

104
105 A discussion followed regarding curvilinear roads and the possibility of alternate road patterns in
106 this project.

107
108 **Public Comment**

109
110 **Ann Kelley**, 1114 Windy Bluff Dr., spoke about the number of allowed units per the developer's
111 agreement and how many are planned in this development.

112
113 **Matt Young** suggested they are permitted to increase or decrease the number of units in each
114 development if it does not exceed the total allowed in per the development agreement.

115
116 **Robert Tomlinson**, 16634 Magnolia Terrace, spoke about garage sizes.

117
118 **Jennifer Morse**, 1064 Golden Dawn Dr., spoke positively about the project and suggested they
119 should include a common space connection between the blocks as a pedestrian short cut between
120 streets.

121
122 **Mayor Kelley** asked who would be responsible for the maintenance of the retaining walls which
123 run between properties.

124
125 **Matt Young** confirmed this would be the homeowner's association's (HOA's) responsibility.

126
127 **Councilor Saunders** asked if traffic control devices, such as a speed reader, could be included to
128 reduce speeding.

129
130 **Matt Young** confirmed this was something they could provide.

131
132 **Nathan Focht**, 707 Blue Citrus Ln., suggested the intersection where the access road meets
133 Sugarloaf Mountain Road could be dangerous due to the degree at which the roads meet.

134
135 **Kevin Carey**, 20237 Sugarloaf Mountain Road, inquired about grading.

MOTION by Councilor Saunders, SECONDED by Councilor Hernandez to approve the Lookout Ridge at Sugarloaf Mountain Preliminary Subdivision Plan contingent on the installation of radar signage and east to west walking paths if engineering could accommodate.

Roll Call Vote

Serviss	AYE
Kelley	NAY
Hernandez	AYE
Saunders	AYE

MOTION PASSED: 3-1

Item 8: Sugarloaf Mountain Design Guideline Amendment

Mayor Kelley expressed concern with a smaller front yard which would leave less room for staging during construction.

Public Comment

Jennifer Morse inquired about the size of the proposed homes and expressed concern with on-street parking.

A discussion followed regarding parking being limited to one side of the street.

MOTION by Councilor Hernandez, SECONDED by Councilor Saunders to approve the Sugarloaf Mountain Design Guideline Amendment to allow for lesser front yard setbacks.

Roll Call Vote

Serviss	AYE
Kelley	NAY
Hernandez	AYE
Saunders	AYE

MOTION PASSED: 3-1

Item 9: Ordinance 2022-02 Class E Buffer Type - First Reading

Grant Watson read the ordinance by title.

Item 10: Ordinance 2023-03 Car Lots - First Reading

Grant Watson read the ordinance by title.

Item 11: Ordinance 2023-07 Municipal Service Taxing Unit (MSTU) – First Reading

Grant Watson read the ordinance by title.

Item 12: Resolution 2022-23 – Conditional Use Permit – Causey Road Surface Parking – Quasi-Judicial

Tim McClendon stated this conditional use permit was to allow for surface parking for vehicles and trailers. The property is generally located east of Causey Road and North of County Road 561. He stated Lake County placed conditions on the project which include a limit to the number of trucks or trailers to 10, the vehicles should be kept in running order, the site should be kept clean and orderly, and the Conditional Use Permit should be renewed each year.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve Item 12: Resolution 2022-23 – Conditional Use Permit – Causey Road Surface Parking – Quasi-Judicial.

AYE: Serviss, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Item 13: Site Plan – Causey Road Surface Parking – Quasi-Judicial.**Public Comment**

There were no comments.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve Item 13: Site Plan – Causey Road Surface Parking – Quasi-Judicial.

AYE: Serviss, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Item 14: Hills of Minneola Parks Master Plan Discussion

Mayor Kelley spoke about city parks. He suggested a council member should take the lead and meet with residents to help put together a plan of what residents would like to see at the city parks.

Councilor Hernandez suggested Jennifer Morse should head a residency committee board and Councilor Serviss should be the liaison for this project and he could be the alternate.

Councilor Serviss stated she was going to suggest Council Hernandez be the liaison and she could be the alternate.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to take a 5-minute recess while a video presentation regarding ADA accessible playgrounds was setup.

AYE: Serviss, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Meeting reconvened at 8:49 p.m.

A member of the audience presented a short video regarding ADA accessible playgrounds.

Soradjenie Varma, 1773 Sundance Chase Rd., expressed concern with an active park or school behind her house.

FINAL PUBLIC COMMENTS

There were no comments.

REPORTS

Mayor Kelley

- Indicated he met with the Skormans regarding their project in the Hills of Minneola.

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

AYE: Serviss, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 9:05 P.M.)

ATTEST:



Kristine Thompson, City Clerk

February 7, 2023

