

**Minneola City Council
Meeting Minutes
Minneola City Hall
January 3, 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, Vice Mayor Debbie Flinn, Councilor Erick Hernandez, 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 6:30 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

AGENDA REVIEW

Scott Gerken requested Council consider tabling Item 6: Ordinance 2022-30 Moratorium 180-days Minneola Mountain CRA until the January 17 City Council meeting in order to make further revisions to the ordinance.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to table Item 6: Ordinance 2022-30 Moratorium 180-days Minneola Mountain Properties until the January 17, 2023, Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Scott Gerken indicated the applicant for Item 7: Ordinance 2022-18 Founder's Ridge Comprehensive Plan Amendment has requested a continuance with a date uncertain. They understand this will need to be readvertised before any future public hearing.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to table Item 7: Ordinance 2022-18 Founder's Ridge Comprehensive Plan Amendment – Transmittal Hearing to a date uncertain with the condition it is readvertised before being seen at a future City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

47 **MOTION PASSED: 5-0**

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49 **PUBLIC COMMENTS**

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51 **Adam Hernandez**, 3206 Hill Point St., asked if it would be possible to clear the land adjacent to
52 Overlook at Grassy Lake due to issues related to trespassing.

53
54 **Mark Johnson** suggested the City could speak with the State regarding the possibility of a
55 controlled burn in the area which may help control trespassing.

56
57 **CITY MANAGER'S CONSENT AGENDA**

58
59 **Item 1: City Council Meeting Minutes – December 20, 2022**

60 **Item 2: Purchase Request – Structural Firefighting Protective Equipment**

61 **Item 3: Purchase Request – Wildland Firefighting Protective Equipment**

62 **Item 4: Purchase Request – Vermeer Vacuum Excavator**

63 **Item 5: Purchase Request – Milling and Paving Services**

64 **Public Comment**

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66 There were no public comments.

67
68 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez to approve the City**
69 **Manager's Consent Agenda.**

70
71 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders

72
73 **NAY:** None

74
75 **MOTION PASSED: 5-0**

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77 **COUNCIL DISCUSSION & ACTION ITEMS**

78
79 **Item 6: Ordinance 2022-30 Moratorium 180-days Minneola Mountain Properties**

80
81 Tabled to the January 17, 2023 Council meeting.

82
83 **Item 7: Ordinance 2022-18 Founder's Ridge Comprehensive Plan Amendment – Transmittal**
84 **Hearing**

85
86 Tabled to a date uncertain.

87
88 **Item 8: Sugarloaf Ridge – Preliminary Plat**

89
90 **Scott Gerken** swore in those wishing to speak on the item.

91 **Tim McClendon** indicated this plat is for 236 acres of land which will contain 487 lots on the East
92 side of the North Hancock Road extension.

93
94 **Mayor Kelley** inquired about the landscape buffer and asked if there would be any extra buffering
95 installed adjacent to the neighboring properties.

96
97 **Major Stacy** indicated there is a 20-foot buffer which goes along the entire south and east sides
98 and are adjacent to the residents to the south of the property.

99
100 **Mayor Kelley** asked how they planned to clear the property.

101
102 **Major Stacy** indicated this will be determined during final engineering.

103
104 **Mark Johnson** suggested they should present a plan which indicates how clearing and grading
105 will be performed. He also suggested signs could be installed every 500 to 1000 feet which
106 indicates which areas are buffer zones and there should not be any clearing or grading.

107
108 **Mayor Kelley** stated a traffic light needed to be installed at the entrance of the subdivision.

109
110 **Matt Young** suggested he is unsure if Lake County would support installing a traffic light here.

111
112 **Mayor Kelley** stated he cannot support this preliminary plat without a traffic light.

113
114 **Mayor Kelley** stated he would like to table this item until the next City Council meeting in order
115 to speak with Lake County regarding the possibility of installing a traffic light.

116
117 **Scott Gerken** confirmed the roadway is an aspect of the proposed plat and should be considered
118 how the road will affect the development. He suggested council could table the item until more
119 information can be obtained from Lake County or approve the item contingent on resolution of the
120 traffic light and related road and plat issues satisfactory to Council before the approval of
121 construction plans.

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123 **Mark Johnson** suggested a traffic light could affect the design of the preliminary plat by affecting
124 the right-of-way or placement of the entrance.

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126 **Public Comment**

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128 **Nathan Focht**, 707 Blue Citrus Lane, spoke about berms and possible FEMA flood zone concerns.

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130 **MOTION by Councilor Hernandez, SECONDED by None to approve Item 8: Sugarloaf**
131 **Ridge Preliminary Subdivision Plat contingent on the installation of rewiring for a traffic**
132 **signal light or the installation of a traffic signal light should Lake County approve of the**
133 **light.**

134
135 **MOTION FAILED**

MOTION by Councilor Serviss, SECONDED by Councilor Saunders to table Item 8: Sugarloaf Ridge Preliminary Subdivision Plat to the January 17, 2023 City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

There were no public comments.

REPORTS

Mark Johnson

- Spoke about updating council's name plates.
- Asked Council if they would like to hold the town center workshop on the second or third Tuesday of January.
 - Council's consensus was to hold the workshop on January 24th.
- Mentioned Florida Lakes Symphony Orchestra would be using the council chambers to hold their orchestra on Friday, January 6th, from 6:00 p.m. to 9:00 p.m.
- School district offered to have staff level person sit in on their construction management firm decision.

Scott Gerken

- Spoke about Apopka's town center and F.S. 760.26, which prohibits discrimination on development based on the source of financing.

Mayor Kelley

- Asked Scott Gerken if it were possible to limit the number of rental homes one person could own.
- Spoke about extended stay hotels.
- Spoke about a resolution relating to an increase in Lake County's impact fees.

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

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders


NAY: None

MOTION PASSED: 5-0


(Meeting adjourned at 7:42 P.M.)

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ATTEST:



Kristine Thompson, City Clerk



Pat Kelley, Mayor

