

**Minneola City Council
Meeting Minutes
Minneola City Hall
June 20, 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

Councilor Serviss requested council consider moving item 7 to be seen after the city manager's consent agenda.

Council's consensus was to move Item 7 to be seen after the city manager's consent agenda.

PUBLIC COMMENTS

Nathan Focht, 707 Blue Citrus Ln., spoke positively about the new paint in the public restrooms in City Hall.

Rosa Abalotti spoke positively about The Way Academy.

Councilor Serviss requested moving Item 10 to be seen as Item 6.

Mark Rabe, 845 Forestwood Dr., expressed concern regarding speeding on his road.

Mayor Kelley indicated they have discussed installing speed tables, speed humps, and other traffic control devices on major thoroughfares.

Robert Holmquist, 841 Forestwood Dr., also spoke about speeding concerns on this road.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – June 6, 2023

Item 2: City Council Workshop Minutes – June 13, 2023

Item 3: Amendment to the Interlocal Agreement between Lake County and the City of Minneola for Public Library Services

Item 4: Amended and Restated Interlocal Agreement between Lake County and the City of Minneola for the Use of Library Impact Fees.

There were no public comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez to approve the City Manager's consent agenda.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 7: Ordinance 2023-18 Design Standards for B-1, I-1, OR, PUD, RMF-1, RMF-2 – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington explained that instead of redefining each zoning, this ordinance refers each one back to the standards set forth in the RMF-2 zoning district regulations.

Nathan Focht, 707 Blue Citrus Ln., asked if this ordinance excludes existing PUDs.

Scott Gerken stated this was the intent.

Nathan Focht asked if they would be included if their PUD is amended.

Scott Gerken indicated PUDs are excluded from this ordinance.

Logan Apsal, Lowndes Law Firm, indicated he represents several property owners and developers who have interest in Minneola and have concerns with the ordinance as it relates to the Live Local administrative procedures. He indicated the act allows for projects to be administratively approved if they meet the standards set forth in the act, the land development regulations, and the City's comprehensive plan. The concern is this ordinance would cause confusion by allowing residents to come to a public meeting to express questions or concerns relating to the project without the understanding that council cannot vote on the item.

Scott Gerken explained this ordinance establishes an administrative procedure, which does not currently exist within the City's code. This administrative procedure will allow for projects to be seen by the planning and zoning commission and city council where it would allow for adjoining property owners to be aware of projects and allow a forum for them to understand the details of the project and ask any questions, should they exist. This procedure would run parallel to staff reviews and is not intended to slow down the project. This is a procedure which will help staff

review the project and allow for any relevant points to be raised whether it meets the Live Local Act, the city's Land Development Regulations, and the city's comprehensive plan.

Public Comment

Frank Meyer, 1701 Bonser Rd., spoke positively about the ordinance indicating it would allow the public to be aware of upcoming projects.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve Item 7: Ordinance 2023-18 Design Standards for B-1, I-1, OR, PUD, RMF-1, RMF-2 – Second Reading.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 8: Ordinance 2023-19 Main Avenue Redevelopment District Design Standards – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington indicated this ordinance would allow the Main Avenue area to preserve older architecture. The code does not typically allow for lap siding. This ordinance will allow concrete lap siding.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 8: Ordinance 2023-19 Main Avenue Redevelopment District Design Standards – Second Reading.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 10: Resolution 2023-11 Conditional Use Permit – The Way Academy – Quasi-Judicial

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

Heather Urwiller indicated this resolution is for a conditional use permit for a private school to be located in a B-1, General Commercial, zoning district on Baker Street. The property was

originally built for a daycare in 2002. The code has changed since then and there are various aspects of the property that no longer meet code requirements. The conditional use permit will allow for up to 75 students, allow for 10 uninterrupted parking spaces instead of 8 as the code requires, it will allow for the 5-foot buffers with improved landscaping. Staff recommends approval with the listed conditions.

Mark Johnson indicated the applicant is hoping to open in August and asked council for flexibility to help them get open in time. Traffic studies typically include pedestrian data and any required traffic studies in the future must include pedestrians. Staff have examined the site and do not believe a crossing guard is warranted at this time. However, if it is later determined one is needed, the school would be required to mitigate it.

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 10: Resolution 2023-11 Conditional Use Permit – The Way Academy – Quasi-Judicial as presented with conditions.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 5: Final Plat – Del Webb Phase 2 – Quasi-Judicial

Heather Urwiller this item is for phase 2 of Del Webb, which is north of County Road 561-A. It is consistent with the preliminary plat which was approved on May 18, 2021.

Scott Gerken spoke about language included on the plat for phase 1 of Del Webb regarding easements, which should be included on the plat for phase 2. It is not currently included on the provided plat, but this can be achieved with a subordination agreement. If approved, it should be approved with inclusion of the subordination agreement.

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 5: Final Plat – Del Webb Phase 2 – Quasi-Judicial with the subordination agreement.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 6: Purchase Request – Professional Site Planning Services for Cemetery

Joyce Heffington indicated this item was a request for professional site planning services for the drafting of a site plan for the cemetery to include a columbarium and on street parking.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 6: Purchase Request – Professional Site Planning Services for Cemetery

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 9: Discuss a “No Soliciting” Road Sign, Mini Yard Sign, and Sticker Program for Minneola Residents

Mark Johnson stated as the newer areas are developed there has been a growing concern from citizens regarding door-to-door solicitation. This is a suggestion to have no soliciting signage at the front of each neighborhood, stickers on each door if residents desired, as well as security signs for the yard, similar to security signs.

Nathan Focht inquired about the cost of this signage. He asked if this cost is the City’s or if the resident pays a fees for the stickers and signage.

Mayor Kelley indicated the plan was to produce and mail the “No Soliciting” stickers. There would be about 500 – 1000 yard signs produced and sold at the library. The funds for these signs could be given to the library or come back to the City.

There was discussion relating to the effectiveness of these signs and if Homeowner’s Associations would allow them.

Jennifer Morse questioned if these signs were enforceable.

Scott Gerken explained any signage placed at the entrance of a neighborhood is more informational, while any signage posted on individual properties is enforceable and Lake County Sheriff’s Office could be contacted if these signs are not obeyed.

Mark Johnson indicated LCSO was in favor of these signs as it would help build a case if the house was marked.

Councilor Hernandez spoke negatively regarding the entrance signs but was in favor of the door stickers.

There was discussion regarding the cost of the signs and stickers.

There was a call for a roll call for the “No Soliciting” stickers.

Roll Call Vote

Serviss **NAY**

Flinn **AYE**

Kelley **AYE**

Hernandez **AYE**

Saunders **AYE**

MOTION PASSED: 1-4

There was a roll call for a vote on “No Soliciting” neighborhood entrance signs.

Roll Call Vote

Serviss **NAY**

Flinn **AYE**

Kelley **AYE**

Hernandez **NAY**

Saunders **NAY**

MOTION FAILED: 3-2

The council’s consensus was to receive 250 orders prior to ordering “No Soliciting” yard signs.

FINAL PUBLIC COMMENTS

Jennifer Morse, 1064 Golden Dawn Loop, asked how the Minneola Post Office could be expanded.

Mayor Kelley indicated the City has been trying for years to expand the post office, but this decision is something that is made at a federal level.

Jennifer Morse suggested the chain link fence surrounding the Public Works property on Highway 27 is an eyesore and asked if there is anything that could be done to replace it.

There was a discussion regarding the limited space on the property and the necessity of a fence to protect the property and equipment.

REPORTS

Council Hernandez asked if the new Recreation Coordinator could meet with the Parks Committee.

Scott Gerken

- Scott Gerken spoke about the legislative update.

- Scott Gerken indicated the ordinance regarding the charter amendments will be seen at the next council meeting. The amendments include changing the term length from two years to four years and providing the possibility of an eight-year term limit.
- Scott Gerken reminded council Form 1 is due by July 1.

Councilor Hernandez

- Councilor Hernandez requested the July 4 council meeting be moved to July 5.
 - The council indicated the meeting was already moved to July 11. Councilor Serviss and Vice Mayor Flinn suggested they may be out of town on the 5th.
- Councilor Hernandez asked when the number of deputies dedicated to Minneola was reviewed.
 - Mark Johnson indicated he often communicates with LCSO regarding this.
 - Councilor Hernandez spoke about the ratio of deputies to the crime rate. He requested a copy of the agreement with LCSO.

Mayor Kelley

- Mayor Kelley indicated AdventHealth is sending out magnets on behalf of the City.
- Mayor Kelley reminded Council the South Lake Chamber of Commerce breakfast will be on July 20. He mentioned Matt from Richland Homes, Dick Jerman from Sunterra, and representatives from Crooked Can and AdventHealth would be present.

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

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 8:30 P.M.)

ATTEST:



Kristine Thompson, City Clerk



Pat Kelley, Mayor

