

**Minneola City Council
Meeting Minutes
Minneola City Hall
May 16, 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 2023-14 Minneola Mountain CRA Moratorium and Item 7: Ordinance 2023-15 Minneola Downtown CRA Moratorium due to advertising requirements.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to table Item 6: Ordinance 2023-14 Minneola Mountain CRA Moratorium and Item 7: Ordinance 2023-15 Minneola Downtown CRA Moratorium until the June 6, 2023, City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

Banks Helfrich, 9100 Sams Lake Rd., spoke about free tours he offers at his farm on the first Saturday of every month. He indicated the next tour would be June 10, 2023, at 9:00 a.m.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – May 2, 2023

Item 2: Purchase Request – Remove Wallpaper Apply Texture, and Paint the Public Restrooms and Adjacent Hallway at City Hall

Item 3: Purchase Request – Structural Firefighting Protective Equipment

There were no public comments.

MOTION by Councilor Serviss, 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 4: Resolution 2023-06 Variance – City of Minneola Library – Quasi-Judicial

Scott Gerken read the resolution by title and swore in those wishing to speak on the item.

Joyce Heffington explained the code does not currently allow lap siding. She suggested lap siding is common with Florida Craftsman style architecture and compliments the former mayor's house, which is being preserved. She indicated if council desired, the code could be amended to allow lap siding in the Main Avenue Overlay District so future projects within the district could have a similar style.

Council's consensus was to move forward with an ordinance which would amend the code to allow for lap siding in the Main Avenue Overlay District.

Public Comment

There were no public comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve the Item 4: Resolution 2023-06 Variance – City of Minneola Library – Quasi-Judicial

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 5: Ordinance 2023-17 B-1 Building Area – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington explained the code currently regulates "finished living area" within the commercial design standards. This ordinance amends this to instead regulate "finished building area" which is better defined for commercial related regulations.

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez to approve Item 5: Ordinance 2023-17 B-1 Building Area – *Second Reading*

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 6: Ordinance 2023-14 Minneola Mountain CRA Moratorium – Second Reading

Tabled until the June 6, 2023, City Council meeting.

Item 7: Ordinance 2023-15 Minneola Downtown CRA Moratorium – Second Reading

Tabled until the June 6, 2023, City Council meeting.

Item 8: Ordinance 2023-04 Alcoholic Beverages – First Reading

Scott Gerken read the ordinance by title.

Joyce Heffington indicated this ordinance defines and prohibits bottle clubs in all districts. It allows for exclusions including restaurants and wedding venues.

Scott Gerken explained this was the first reading of this ordinance. He indicated restaurants, special event venues, and fraternal organizations are excluded from this ordinance. He suggested the City may want to define “special event venue” in the future to provide better clarity.

Public Comment

There were no comments.

Item 9: Resolution 2023-10 CDBG Urban County Cooperation Agreement

Scott Gerken read the resolution by title.

Mark Johnson indicated this agreement allows Lake County to manage the Community Development Block Grant (CDBG) program and funding for HUD on the City’s behalf.

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 9: Resolution 2023-10 CDBG Urban County Cooperation Agreement.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 10: Matching Grant Request – Lift Station

Mark Johnson indicated this request is to allow staff to apply for and fund a matching grant through FEMA. Money received through this grant will allow the City to retrofit older lift station with bypass pumps which would operate during emergency situations.

Public Comment

There were no public comments.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve Item 10: Matching Grant Request – Lift Station

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 11: Conceptual Site Plan – Hills of Minneola Town Center – Quasi-Judicial

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

Eric Raasch, city consultant with Inspire Placemaking, showed a PowerPoint presentation and described a town center according to the Development Standards within the Hills of Minneola Development Agreement. He indicated a town center should be a gathering place. He suggested the internal park space should be larger to accommodate more residents. He spoke about vertically integrating uses. He spoke about structured parking and indicated this would allow for a more pedestrian friendly environment. He indicated the concept plan indicated multiple sites with drive through facilities and suggested this is not appropriate for pedestrian oriented environments. He indicated entry points should be enhanced by creating boulevards with entry features. He also indicated the apartments should remain ungated to be pedestrian friendly.

Richard Jerman, Sunterra Properties, indicated they are seeking approval of a conceptual plan so they can begin talking with prospective tenants.

Richard Clark, Sunterra Properties consultant with AO Architects, spoke about site with drive through lanes which would accommodate fast food establishments. He presented a conceptual image showing the proposed entry way at the roundabout with an archway. He suggested a similar archway could be included at the other entrance. He showed a conceptual drawing showing paths for vehicles, pedestrians, and bicycles. He presented a conceptual plan showing the center of the development which contains a bandshell, splash pad, and fountain.

Richard Jerman indicated all retention areas would be dry ponds and are located at the lowest points of the project. He suggested vertical integration does not work economically. He indicated he would rather include additional landscaping than install knee walls.

Ryan Stall, Equinox Development, spoke against structured parking.

Councilor Serviss asked where the bathrooms for the project would be located as they are not indicated on the plan.

Ryan Clark indicated they are typically included in tenant sites, at the end of buildings, and at the caps between buildings.

Councilor Serviss spoke positively about the presented concept plan.

Vice Mayor Flinn spoke positively about the presented concept plan.

Mayor Kelley indicated there should be pedestrian integration to the path which runs underneath the tunnel.

Richard Jerman indicated there would be a connection to this path.

Mayor Kelley indicated the conceptual plan only showed a convenience store. He asked if this convenience store would include fuel service.

Ryan Clark confirmed the convenience store will have fuel service and indicated the conceptual plan shows a fuel canopy.

Mayor Kelley requested future plans specifically indicate this site will have fuel service.

Councilor Hernandez asked if the development would include electric car charging spaces.

Richard Jerman indicated there would be electric car charging spaces.

Councilor Hernandez expressed concern with traffic and congestion due to the number of drive through sites along Citrus Grove Road.

Richard Jerman indicated there is plenty of area for internal stacking.

Councilor Hernandez suggested rooftop dining be utilized in order to take advantage of the view in the Hills.

Ryan Clark agreed this was a good idea.

Councilor Hernandez asked for Lt. Reed's opinion of the presented conceptual plan from a public safety perspective.

Lt. Reed, Lake County Sheriff's Office, agreed there was a potential for traffic issues but does not foresee this plan causing public safety issues.

Councilor Saunders spoke positively of the presented plan but expressed concern with many of the plan's components. He believes many items still need to be addressed, such as infrastructure and landscaping. He believes there could be a better layout which would improve walkability and allow for a better flow of traffic. He suggested there should be a developer agreement subset to the PUD solely for this development. He suggested issues of clarity to perspective land and site buyers could be covered by a written Memorandum of Understanding which would detail what is expected while designing and constructing this project.

General discussion ensued that this is merely a conceptual plan and that the actual site plans and/or preliminary and final plats, and any other necessary development approvals/orders, would need to be approved by Council through our normal procedures. Additionally, the brown area labeled "future commercial development parcel" would need to be approved by Council as an addition to the town center conceptual plan once a proposed plan or use is developed for that area. Richard Jerman stated that they didn't know what they planned to do there yet and acknowledged that it would need to be approved by the Council as an addition to the Town Center conceptual plan once they located an end user or plan. He also acknowledged that this is conceptual and that the final proposed plans would incorporate P&Z and Council comments, including enlarging the central green area.

Richard Jerman offered to schedule progress meetings to provide updates while this project moves forward.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss at 8:10 to take a five-minute recess.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Mayor Kelley called the meeting to order at 8:25.

Public Comment

Nathan Focht, 707 Blue Citrus Ln., asked if it was possible to include two roundabouts on Citrus Grove Road. He suggested planters should be installed behind the bandstand to act as crash guards.

Richard Garvie, 827 Maple Forest Ave., spoke positively about the presented concept plan. He suggested the gas station should be located on the right side of the project, where the roundabout is positioned. He suggested the office buildings should have a similar design as the commercial buildings.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to approve Item 11: Conceptual Site Plan – Hills of Minneola Town Center, consistent with the discussion and including fuel at the convenience store.

Roll Call Vote:

Serviss	AYE
Flinn	AYE
Hernandez	AYE
Saunders	AYE
Kelley	NAY

Mayor Kelley indicated he voted against this item due to the apartments.

FINAL PUBLIC COMMENTS

There were no comments.

REPORTS**Mark Johnson**

- **Councilor Hernandez** asked for the status of the background checks for those who applied to join the Parks Committee.
 - **Mark Johnson** indicated this information has not been received yet.

Scott Gerken

- Spoke about home solicitation. He suggested there is a state statute that requires a permit for home solicitation from the county clerk, but it includes multiple exceptions. These exceptions include, but are not limited to, religious and educational organizations. In response to that, a lot of cities, including Minneola, previously had a provision in their code that prohibited home solicitations, but a lot of cases have been seen which recognize the constitutional right for people to go on the streets to people and solicit them. He spoke about a provision in the code which provides the ability of the homeowner to post “No Solicitating” sign that makes it illegal for someone to come to that home to solicit. He indicated if someone continues to solicit once these signs are posted you are able to contact the LCSO.

Councilor Serviss

- Spoke about meeting with Lake County Sheriff's Office (LCSO) which touched on topics such as parking, Facebook, and home solicitation. She spoke about a magnet which contains helpful contact information, which includes the LCSO non-emergency number.
- Mentioned LCSO Project Kid Connect will be held on July 15 at the LCSO substation on Highway 50 in Clermont.

Council Hernandez

- Would like to talk with Chief Otero about starting an Adopt-a-Hydrant program.
- Spoke about issues with speeding and illegal parking in neighborhoods.
 - **Mayor Kelley** suggested the City could hold a workshop regarding speed humps and speed tables sometime after we hold a workshop related to charter amendments.
- Indicated State Representative Taylor Yarkosky helped the City get a million dollars for a turn lane.
 - **Mark Johnson** indicated Representative Yarkosky did help get the State to budget the funds but the budget still has to be signed by the governor.

Mayor Kelley

- Indicated he would like to amend the code to allow for artificial turf.

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 9:10 P.M.)

ATTEST:



Kristine Thompson, City Clerk


Pat Kelley, Mayor