

1 **Minneola City Council**
 2 **Meeting Minutes**
 3 **Minneola City Hall**
 4 **October 3, 2023 at 6:30 PM**
 5

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

10
 11 **CALL TO ORDER**
 12

13 **Mayor Kelley** called the meeting to order at 6:30 p.m.
 14

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

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

19
 20 **Councilor Hernandez** called for a moment of silence in memory of Sherman Vannoy.
 21

22 **AGENDA REVIEW**
 23

24 There were no changes.
 25

26 **PUBLIC COMMENTS**
 27

28 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to excuse Councilor**
 29 **Serviss from the meeting.**
 30

31 **AYE:** Flinn, Kelley, Hernandez, Saunders
 32

33 **NAY:** None
 34

35 **MOTION PASSED: 4-0**
 36

37 **Banks Helfrich**, 9100 Sams Lake Rd., spoke about community and free tours of his farm he offers
 38 the public.
 39

40 **PROCLAMATION**
 41

42 **Item 1: Mayor's Election Proclamation**
 43

44 **Scott Gerken** read the mayor's election proclamation.

45 **Item 2: Community Planning Month Proclamation**

46

47 Mayor Kelley read the Community Planning Month Proclamation.

48

49 **Item 3: White Cane Day Proclamation**

50

51 Mayor Kelley read the White Cane Day Proclamation.

52

53 **CITY MANAGER'S CONSENT AGENDA**

54

55 **Item 4: Budget Hearing Minutes – September 19, 2023**

56 **Item 5: City Council Meeting Minutes – September 19, 2023**

57 **Item 6: Vendor Shortlist and Engagement in Contract Negotiations**

58 **Item 7: Purchase Request – CivicPlus Branded App**

59 **Item 8: Professional Engineering Services – Highlands Mobile Home Park – Wastewater**

60 **Improvements**

61 **Item 9: Agreement – Sterling Capital Management, LLC – Investment Advisor**

62 **Item 10: Agreement – Truist Financial Corporation – Investment Custodial Services**

63 **Item 11: Purchase Request – Automatic Meter Reader (AMR) System Upgrade**

64 **Item 12: Professional Services – Kinz Consulting, LLC – Development of a RFQ for**
65 **Engineering Services**

66

67 Mark Johnson asked if any items on the consent agenda which relate to agreements or contracts
68 are approved, they be approved contingent on city attorney and city manager review.

69

70 MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez to approve the City
71 Manager's consent agenda with the condition agreements receive city attorney and city
72 manager review and modifications.

73

74 AYE: Flinn, Kelley, Hernandez, Saunders

75

76 NAY: None

77

78 MOTION PASSED: 4-0

79

80 **COUNCIL DISCUSSION & ACTION ITEMS**

81

82 **Item 13: Development Agreement – Advent Health – Hills of Minneola – First of Two Public**
83 **Hearings**

84

85 Scott Gerken indicated this was the first of two public hearings for the Advent Health
86 Development Agreement. He stated the next public hearing would be October 17, 2023, at 6:30
87 p.m here at City Hall. He swore in those wishing to testify on any items listed on the agenda.

88 **Joyce Heffington** indicated this development agreement allows for conditions to accommodate
89 the unique topography of the project site. The applicant has also provided sample signage for the
90 gateway sign, which will be seen from the Turnpike. She indicated the Planning & Zoning
91 Commission and staff recommend approval.

92
93 **Borron Owen**, attorney for Advent Health, gave a presentation detailing the site plan and
94 conceptual architecture. He noted the site will require large retaining walls due to the topography,
95 but they will be constructed around the retaining ponds so they should have no visual impact from
96 North Hancock Road.

97
98 **Vice Mayor Flinn** spoke positively about the project.

99
100 **Councilor Saunders** spoke about the city's current water and wastewater utilization. He spoke
101 positively regarding the effort put in to make the proposed retaining walls aesthetically pleasing.

102
103 **Public Comment**

104
105 **Bryan Poss**, 10019 Jacaranda Ave., expressed concerns with infrastructure and traffic.

106
107 **Erika Lord**, 2240 Crossbow St., spoke about noise remediation due to increase traffic from the
108 Turnpike if the trees are being removed.

109
110 **Item 14: Site Plan – Advent Health Hospital – Quasi-Judicial**

111
112 **Joyce Heffington** explained the provided site plan is for phase 1 of the Advent Health hospital
113 site plan. She indicated it includes a walking path. She suggested phase 2 will have more hospital
114 beds and include a medical office facility. She indicated the Planning & Zoning Commission and
115 staff recommend approval.

116
117 **Vice Mayor Flinn** indicated the Planning & Zoning Commission recommended approval if
118 USFW issues clearance, all staff issues are addressed, and the development agreement is approved.

119
120 **Public Comment**

121
122 There were no comments.

123
124 **Item 15: Development Agreement – Minneola Land, LLC – Hills of Minneola – First of Two**
125 **Public Hearings**

126
127 **Scott Gerken** indicated this project is adjacent to the Advent Health property. A development
128 agreement amendment is required to layout the project. He indicated this was the first of two public
129 hearings. The second hearing is scheduled for October 17, 2023, at 6:30 p.m here at City Hall.

130
131 **Joyce Heffington** suggested this proposed project is something the city originally envisioned as a
132 Town Center. The project has vertical integration which includes commercial uses with apartments

133 above. The project will provide shopping, retail, and commercial. There will be parking garages
134 to condense parking and allow for more space for entertainment.

135
136 **Mayor Kelley** and **Councilor Hernandez** indicated they have spoken with the applicant.

137
138 **Tara Tedrow**, attorney with Minneola Land, LLC, gave a presentation detailing the project and
139 what uses the project includes.

140
141 **Vice Mayor Flinn** spoke positively about the project.

142
143 **Public Comment**

144
145 **Matt Young**, Richland Communities, complimented Advent Health and Minneola Land, LLC on
146 their presentations. He indicated he believes they will be great projects. He also complimented the
147 city for their efforts in processing applications.

148
149 **Kevin Carey**, Sugarloaf Mountain Rd., indicated the area residents support the aesthetics of the
150 self-storage project.

151
152 There was a discussion regarding what changes were made to the agreement since the Planning &
153 Zoning Commission meeting.

154
155 **Juana De La Cruz** spoke about residential uses.

156
157 **Item 16: Ordinance 2023-25 – Comprehensive Plan Amendment – Hills of Minneola – First**
158 **Reading**

159
160 **Scott Gerken** read the ordinance by title.

161
162 **Joyce Heffington** explained the comprehensive plan amendment is required since it did not
163 include mixed use developments. While it allows for the mixed-use vertical integration presented
164 in the Hills of Minneola development agreement, it will not take away units from any other
165 developer. She also pointed out that the comp plan amendment allows for an additional 1039
166 vertically integrated mixed use residential units on Pods 11-13A.

167
168 **Public Comment**

169
170 There were no comments.

171
172 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez to transmit**
173 **comprehensive plan to the Department of Economic Opportunity.**

174
175 **AYE:** Flinn, Kelley, Hernandez, Saunders

176
177 **NAY:** None

178 **MOTION PASSED: 4-0**

179

180 **Item 17: Ordinance 2023-26 – Mixed Use – First Reading**

181

182 **Scott Gerken** read the ordinance by title.

183

184 **Public Comment**

185

186 There were no comments.

187

188 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to take a recess.**

189

190 **AYE:** Flinn, Kelley, Hernandez, Saunders

191

192 **NAY:** None

193

194 **MOTION PASSED: 4-0**

195

196 **MEETING RECESSED:** 8:05 p.m.

197 **MEETING RECONVENED:** 8:14 p.m.

198

199 **Councilor Saunders** inquired about the garage and driveway locations.

200

201 **Joyce Heffington** explained this is necessary due to the addition of language for alleyways.

202

203 **Item 18: Ordinance 2023-27 – Temporary Moratorium on Certain Uses – Second Reading**

204

205 **Scott Gerken** read the ordinance by title. He explained bars, lounges, and nightclubs have been removed from the ordinance but was left in the title since it was advertised this way.

206

207

208 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to approve Item 18:**
209 **Ordinance 2023-27 – Temporary Moratorium on Certain Uses – Second Reading excluding**
210 **bars, lounges, and nightclubs from the ordinance.**

211

212 **AYE:** Flinn, Kelley, Hernandez, Saunders

213

214 **NAY:** None

215

216 **MOTION PASSED: 4-0**

217

218 **Item 19: Solid Waste Services Discussion**

219

220 **Councilor Hernandez** requested to table the item until the October 17, 2023, City Council meeting.

221

222 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to table Item 19:**
223 **Solid Waste Services Discussion until the October 17, 2023, City Council meeting.**

224
225 **AYE:** Flinn, Kelley, Hernandez, Saunders

226
227 **NAY:** None

228
229 **MOTION PASSED: 4-0**

230
231 **Item 20: Door-to-Door Soliciting Discussion**

232
233 There was a discussion as to what prompted the “No Soliciting” mailers, the cost of the mailers,
234 and how to process city mailers in the future.

235
236 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn that any mass**
237 **Council communication spending city funds requires Council approval.**

238
239 **AYE:** Flinn, Kelley, Hernandez, Saunders

240
241 **NAY:** None

242
243 **MOTION PASSED: 4-0**

244
245 **Scott Gerken** clarified that this would exclude emergencies and would have no effect on
246 administrative communications done by the City Manager.

247
248 **FINAL PUBLIC COMMENTS**

249
250 **Erika Lord**, KFM Architects, inquired about an item included on the consent agenda.

251
252 **Nathan Focht** asked for an update on the recent reports of tire slashing in Ardmore Reserve.

253
254 **Lt. Reed** indicated Lake County Sheriff’s Office received two reports.

255
256 **Jennifer Morse** spoke about social media posts and comments.

257
258 **Ann Kelley** commented that participants on social media platforms agree and are subject to the
259 rules and terms of use of the platform.

260
261 **REPORTS**

262
263 **Mark Johnson**

264 • **Mark Johnson** indicated the city has hired a new IT Manager and HR Generalist. He also
265 indicated Daniel Dibiase would be replacing Jan Otero as the Fire Chief.

266 • **Councilor Hernandez** inquired on the status of the internal review of city processes as it
267 relates to development review.

- 268 • **Mark Johnson** suggested when applicants meet the city’s code almost entirely the first time
269 and meet any applicable requests from the city it allows the process to move faster. It also
270 depends on how quickly the applicant submits revisions once staff comments are sent.
271

272 **Councilor Saunders**

- 273 • Expressed concern with two investment items included on the consent agenda. He suggested
274 he would be meeting with Mark regarding these items, and they may be brought back to council
275 for additional consideration.
276

277 **Vice Mayor Flinn**

- 278 • **Vice Mayor Flinn** informed the council that Paul Giacalone had stepped down from the
279 Planning & Zoning Commission.
280

281 **Scott Gerken**

- 282 • **Scott Gerken** informed the council that Thursday’s public forum would be advertised as a
283 public meeting and minutes from the forum would be drafted.
284

285 **Councilor Hernandez**

- 286 • **Councilor Hernandez** spoke about holding a candlelight vigil for Sherman Vannoy.
287 • **Councilor Hernandez** spoke about a speeding campaign Lake County Sheriff’s Office is
288 initiating.
289

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

291
292 **AYE:** Serviss, Flinn, Hernandez, Saunders

293
294 **NAY:** None

295
296 **MOTION PASSED: 4-0**

297
298 *(Meeting adjourned at 9:44 P.M.)*
299

300

301

302

303

304

305

306 **ATTEST:**

307

308

309

310

311



Kristine Thompson, City Clerk

