

**Minneola City Council
Meeting Minutes
Minneola City Hall
January 18, 2022 at 6:30 PM**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Debbie Flinn, Councilor Kelly Price, 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.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by the Marine Corp League.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENTS

Marine Corp League requested assistance from council. Explained the organization's need for a permanent building.

PRESENTATION

Item 1: The Hills of Minneola School Site

Bill Mathias and **Kelly Randall** with Lake County Schools were present to give an alternative proposal to the Hills of Minneola school site. This alternative plan brought the proposed school site to the south end of the park site.

Councilor Saunders expressed an opinion that the original school site would be the best location for the school. Spoke about possible stacking solutions on the original school site.

Kelly Randall suggested building on the original site would cause timing issues due to filling and grading.

There was a discussion about the access road and possible obstructions to the future park due to stacking traffic picking up students. This prompted a discussion about making the access road a boulevard which would stub out at the park site until this was constructed.

46 **Mayor Kelley** expressed council would like the school to make the access road a boulevard and
47 increase the amount of parking.

48
49 **Public Comment**

50
51 **David Yeager** spoke against moving the school site north.

52
53 **CITY MANAGER'S CONSENT AGENDA**

54
55 **Item 2: City Council Meeting Minutes**

56 **Item 3: City Council Workshop Minutes**

57
58 **MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve the City**
59 **Manager's Consent Agenda.**

60
61 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

62
63 **NAY:** None

64
65 **MOTION PASSED: 5-0**

66
67 **COUNCIL DISCUSSION & ACTION ITEMS**

68
69 **Item 5: Ordinance 2021-03 – Second Reading – 12503 East Minneola Street – Rezoning –**
70 **Quasi-Judicial**

71 **Item 6: Ordinance 2021-04 – Second Reading – 12503 East Minneola Street – Comprehensive**
72 **Plan Amendment**

73 **Item 7: Resolution 2021-03 – 12503 East Minneola Street – Special Exception Use – Quasi-**
74 **Judicial**

75
76 **Scott Gerken** read Ordinance 2021-03, Ordinance 2021-04, and Resolution 2021-03 by title.
77 Explained with Item 7 the applicant is requesting a Special Exception to allow for a daycare.

78
79 **Mark Johnson** spoke about the properties current zoning of RSF-3 (Residential Single-Family
80 High Density) and the applicant's request to rezone the property to OR (Office/Residential).
81 Detailed the changes made to their conceptual plan to include two access points from Education
82 Avenue and the alignment of the rear exit with Alexandria Avenue.

83
84 **Councilor Price** expressed concern with the traffic the proposed project may generate.

85
86 **Mayor Kelley** spoke about blocking Minneola Street except for emergency access.

87
88 A discussion followed regarding traffic on Minneola Street and Education Avenue.

89
90 **Steve Allen** suggested the revised concept plan did not show the emergency gate, but this can be
91 added.

92 **Mayor Kelley** inquired if landscaping could be added along the rear of the property to buffer the
93 property from the neighboring houses.

94
95 **Public Comment**

96
97 Multiple residents spoke against this project.

98
99 **Steve Allen** suggested the exit to Minneola Street could be eliminated.

100
101 Council and staff spoke about eliminating Minneola Street access and possible requirements to
102 maintain fire safety.

103
104 **Mayor Kelley** passed the gavel to Vice Mayor Serviss.

105
106 **MOTION by Councilor Saunders, SECONDED by Mayor Kelley to approve Ordinance**
107 **2021-03 – Second Reading – 12503 East Minneola Street – Rezoning.**

108
109 **Roll Call Vote**

110 **Serviss** NAY

111 **Flinn** NAY

112 **Price** NAY

113 **Saunders** NAY

114 **Kelley** NAY

115
116 **MOTION FAILED: 0-5**

117
118 After Ordinance 2021-03 – Rezoning was denied, the applicant did not pursue further Item 6:
119 Ordinance 2021-04 – Comprehensive Plan Amendment or Item 7: Resolution 2021-03 – Special
120 Exception Use.

121
122 **Item 8: Ordinance 2022-01 Dumpsters and Enclosures – First Reading**

123
124 **Scott Gerken** read Ordinance 2022-01 by title.

125
126 No comments.

127
128 **FINAL PUBLIC COMMENTS**

129
130 **David Yeager** spoke about the school site in the Hills of Minneola.

131
132 **REPORTS**

133
134 **Mark Johnson**

- 135 • Asked council to let staff know what they would like included in an agreement with Lake
136 County Schools regarding the school site.

- Informed council the Supervisor of Elections, Alan Hays, would like to use the gymnasium 28 days for early voting. This would displace already scheduled events.
 - The council's consensus was to allow the use of the gymnasium for early voting.
- The city would like to council's permission to self-purchase materials for the construction of the Public Safety Complex.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to allow for self-purchase materials from the construction of the Public Safety Complex.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

- Spoke about the flyers distributed by Duke Energy regarding a power saving program available to qualifying homes. Explained Council was invited to speak at their event which will be held in Clermont.
- Informed council the city received an offer to purchase a parcel of land between Ardmore Reserve and Quail Valley.
- Spoke about sending CSX \$5,000.00 to start the process of the purchase of land.

Scott Gerken

- Spoke about a memo provided to council from his office regarding conditional use permits. Informed council there were processes that could be put in place to revoke these permits if conditions of the permit were violated.
 - Council's consensus was to create this sort of process.
- Spoke about the city of Apopka and code amendments made to their code which requires small box discount stores to apply for a special exception. This special exception requires these businesses to be at least 2 miles apart from a similar business.
- Informed council he will be doing real estate work outside of Minneola but within Lake county for Lake County School Board.
- Spoke about Sunshine Law.

Councilor Flinn

- Inform council about a moratorium the Town of Oakland placed regarding multifamily development.

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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

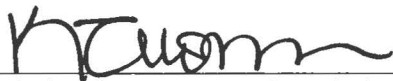
MOTION PASSED: 5-0

(Meeting adjourned at 9:11 P.M.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

