

**Minneola City Council  
Meeting Minutes  
Minneola City Hall  
September 6, 2022  
Immediately Following the C.R.A. Meeting  
Beginning after the City Budget Hearing at 6:30 PM**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Serviss, Councilor Debbie Flinn, 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 6:58 p.m.

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

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

**AGENDA REVIEW**

**Mark Johnson** suggested Items 3: Cyrene Lot Aggregate and Item 4: Cyrene Lot Split needed to be switched so the lot split was heard before the lot aggregate.

**PUBLIC COMMENTS**

**Jennifer Morse**, 1064 Golden Dawn Loop, spoke about issues with water pressure in the Ardmore Reserve subdivision.

**Maria Santiago**, 1145 Cavender Creek Rd., spoke about similar issues with water pressure at her house in Ardmore Reserve.

**Bill Spann**, 425 Cheeota Ct., inquired about the Fire Rescue Assessment Fee.

**Jennifer Morse** spoke about school related traffic.

**CITY MANAGER'S CONSENT AGENDA**

**Item 1: City Council Meeting Minutes – August 16, 2022**

**MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss to approve the City Manager's Consent Agenda.**

**AYE:** Serviss, Flinn, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**COUNCIL DISCUSSION & ACTION ITEMS**

**Item 2: Hills Crossing Parcel 1 Site Plan**

**Joyce Heffington** explained the site plan was for a quick service restaurant in the Hills Crossing Shopping Center at the corner of Hancock Road and Citrus Grove Road. The Planning & Zoning Commission recommended approval with staff's recommendations. The applicant has addressed all of staff's comments except for one. She informed the City Council that the City's planning consultant, from S&ME, Inc., was present to explain this remaining comment.

**Eric Raasch**, planner with S&ME Inc., stated the site needs an additional pedestrian path.

A discussion followed regarding possible path locations.

**Waylon Hoge**, representative for McDonalds, stated they would include a path along the landscape easement on the south property line which would connect to the Publix Shopping Center.

**Public Comment**

There were no comments.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to approve Item 2: Hills Crossing Parcel 1 Site Plan pending staff approval of the location of the additional pedestrian pathway, which should not cross the drive through.**

**AYE:** Serviss, Flinn, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**Item 4: Cyrene at Minneola – Lot Split**

**City Council** agreed to discuss Item 3, 4 and 5 at the same time.

**Eric Raasch** listed the outstanding issues including, there is no vehicular access to the village center, they are only installing a masonry wall along Citrus Grove Road, the subdivision may require additional off-street parking, and there are questionable minimum lot sizes.

**Denver Marlow**, Sunterra Communities, spoke about the lot sizes that may appear smaller than code allows.

A discussion followed regarding concerns with possible noise coming from the Turnpike, the possibility of including a masonry wall along the Turnpike, and installing Florida native landscaping.

**Public Comment**

Multiple members of the audience expressed concern with the project.

**Scott Gerken** mentioned the prior proposal to turn Twins Way into added green space.

**Denver Marlow** confirmed they are willing to turn Twins Way into green space, but it would require a variance for the block length of the connecting roadway.

**Scott Gerken** suggested the project could be approved conditioned on the variance and added green space.

There was a discussion regarding the single access point for the subdivision and concerns with emergency services reaching the back of the neighborhood should an accident block the entrance.

**Denver Marlow** stated they would be willing to add a crash gate through the tract connecting Citrus Grove Road and Archer Drive.

**MOTION by Councilor Saunders, SECONDED by Councilor Flinn to approve Item 4: Cyrene at Minneola – Lot Split.**

**AYE:** Serviss, Flinn, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**Item 3: Cyrene at Minneola – Lot Aggregate**

**MOTION by Councilor Saunders, SECONDED by Councilor Flinn to approve Item 3: Cyrene at Minneola – Lot Aggregate.**

**AYE:** Serviss, Flinn, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**Item 5: Cyrene at Minneola – Preliminary Plat**

**MOTION by Councilor Saunders, SECONDED by Councilor Flinn to approve Item 5: Cyrene at Minneola – Preliminary Plat with the conditions that all lots meet minimum lot size requirements, the billboard is removed, pedestrian access is included to the Village Center, a masonry wall will be constructed along Citrus Grove Road, a PVC fence will be installed along all other property lines, Twins Way will be converted to green space (conditioned upon a formal variance being subsequently approved by Council), enhanced landscaping will be installed along the Turnpike to buffer noise, they will use Florida native landscaping within the project to the extent possible, and a crash gate will be installed along Citrus Grove Road pending Lake County approval, together with all staff and S&ME conditions, including those in S&ME's "condition of approval" document.**

**Roll Call Vote**

Serviss	<b>NAY</b>
Flinn	<b>AYE</b>
Saunders	<b>AYE</b>
Kelley	<b>AYE</b>

**MOTION PASSED: 3-1**

**Item 6: Water and Wastewater Impact Fee Study**

**Mark Johnson** explained the engineer performing the study, Sterling Carroll, was not present so the item would need to be postponed to the next meeting.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to table Item 6: Water and Wastewater Impact Fee Study to the next meeting.**

**AYE:** Serviss, Flinn, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**Item 7: Ordinance 2022-20 Sugarloaf Community Development District (CDD) – First Reading**

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

**Public Comment**

**Kevin Carey**, resident living on Sugarloaf Mountain Road, inquired what the ordinance meant when the ordinance stated, "provided for future expansion of sufficiently contiguous land."

**Mike Echer** explained the petition identifies the lands that will be included in the district initially and suggested this could be added to in the future.



184 **Scott Gerken** asked Mr. Echer if the maps included in the petition show the proposed CDD and  
185 the future expansion and these areas are the existing Sugarloaf Development boundaries. They  
186 are not proposing to extend beyond the current boundaries of Sugarloaf with the proposed CDD.

187  
188 **Mike Echer** confirmed they were not proposing to extend the current boundaries of their  
189 development.

### 190 191 FINAL PUBLIC COMMENTS

192  
193 **Lisa Jones** spoke about political signs.

### 194 195 REPORTS

#### 196 197 Mark Johnson

- 198 • Reminded council there would be a workshop on September 13 regarding the industrial area  
199 in the Hills of Minneola.
- 200 • Advent Health would like more time before scheduling their workshop. They requested the  
201 workshop be held on October 11.
- 202 • Requested council's approval to discuss purchasing a parcel of land owned by Hillside  
203 Church on Main Avenue.
  - 204 ○ Council's consensus was to allow Mark to have this parcel of land appraised.
- 205 • Reminded council the Friends of the Minneola Schoolhouse Library will have a book sale in  
206 the gymnasium on October 8th starting at 9:00 a.m.
- 207 • Artworx requested to hold a special event which would include a 5k race at Trailhead Park.
- 208 • Tour de Garden has requested to use a portion of our roadways for their bicycle tournament.
- 209 • Planning has begun for Safe Night Out which will be held on Halloween.
- 210 • An agreement with Lake County for the use of opioid funds will be on the next agenda.
- 211 • The Lake County Sheriff's Office contract is under review.
- 212 • Requested an additional \$1,000 to collapse an unknown septic tank and to install more sod at  
213 411 South U.S. Highway 27, previously known as Chuck's Automotive.
  - 214 ○ Council's consensus was to grant an additional \$1,000 of the demolition a septic tank and  
215 installation of more sod.

#### 216 217 Scott Gerken

- 218 • Spoke about the City's sign code as it relates to political signs.
  - 219 ○ Council's consensus was to change the code to allow for political signs to be posted on  
220 Labor Day weekend, rather than 60 days prior to an election.

#### 221 222 Vice Mayor Serviss

- 223 • Stated there would be a food distribution event at the Minneola Athletic Complex Friday  
224 September 9, 2022, at 10:00.
- 225 • Asked Council if the City could hold a parade for Mama Hawk, the principal of Lake  
226 Minneola High School, since she is retiring this year.
  - 227 ○ Council's consensus was to plan something for Mama Hawk's retirement.

#### 228 229 Mayor Kelley

- Spoke about an additional homestead exemption for low-income senior residents who have lived in their homes for at least 25 years with home value under \$250,000.

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

**AYE:** Serviss, Flinn, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

*(Meeting adjourned at 9:39 P.M.)*

  
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Pat Kelley, Mayor

**ATTEST:**

  
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Kristine Thompson, City Clerk

