

**Minneola City Council
Meeting Minutes
Minneola City Hall
November 1, 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 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 6:30 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

AGENDA REVIEW

There were no changes.

PUBLIC COMMENTS

There were no public comments.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Workshop Minutes – October 11, 2022

Item 2: City Council Meeting Minutes – October 18, 2022

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

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 3: Ordinance 2022-28 Community Redevelopment Agency Moratorium Extension – Second Reading

45 **Scott Gerken** read the ordinance by title and explained this ordinance is an extension of the
46 temporary moratorium which restricts certain uses within the Downtown CRA. He stated the
47 ordinance will allow staff more time to finalize the ordinance.

48
49 **Public Comment**

50
51 There were no comments.

52
53 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to approve Item 3:**
54 **Ordinance 2022-28 Community Redevelopment Agency Moratorium Extension.**

55
56 **AYE:** Serviss, Flinn, Kelley, Saunders

57
58 **NAY:** None

59
60 **MOTION PASSED: 4-0**

61
62 **Item 4: Site Plan – Hills Crossing Parcel 2 – Quasi-Judicial**

63
64 **Scott Gerken** swore in those wishing to speak on the item.

65
66 **Tim McClendon**, City Planner, stated this site plan is for a Vystar Credit Union, located at 1689
67 North Hancock Road, in the Hills Crossing Commercial Subdivision. He indicated the Planning
68 and Zoning Commission recommended approval.

69
70 **Public Comment**

71
72 **Shane Shroeder**, Engineer representing Vystar Credit Union, stated he was available for
73 questions.

74
75 **Councilor Flinn** spoke about the traffic study.

76
77 **Mayor Kelley** asked if the sidewalks on this site plan connect to the neighboring properties.

78
79 **Tim McClendon** confirmed the sidewalks connect.

80
81 **Vice Mayor Serviss** stated the Planning and Zoning Commission's recommendation was
82 contingent on all fees being paid.

83
84 **Tim McClendon** confirmed all fees have been paid.

85
86 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to approve Item 4: Site**
87 **Plan – Hills Crossing Parcel 2.**

88
89 **AYE:** Serviss, Flinn, Kelley, Saunders

90 NAY: None

91
92 MOTION PASSED: 4-0

93
94 **Item 5: Site Plan – Hills Crossing Parcel 4 – Quasi-Judicial**

95
96 Tim McClendon stated this site plan is for a Chipotle restaurant, located at 1677 North Hancock
97 Road, in the Hills Crossing Commercial Subdivision. He indicated the Planning and Zoning
98 Commission recommended approval.

99
100 Mayor Kelley spoke about signage.

101
102 Tim McClendon indicated all signs would be reviewed during the permitting process prior to
103 installation.

104
105 MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to approve Item 4: Site
106 Plan – Hills Crossing Parcel 4.

107
108 AYE: Serviss, Flinn, Kelley, Saunders

109
110 NAY: None

111
112 MOTION PASSED: 4-0

113
114 **Item 6: Ordinance 2022-18 Founder's Ridge Comprehensive Plan Amendment – First**
115 **Reading**

116
117 **Item 7: Resolution 2022-17 Founder's Ridge Developer Agreement Amendment – Public**
118 **Hearing**

119
120 Scott Gerken read the Ordinance and Resolution by title and swore in those wishing to speak on
121 the item.

122
123 Tim McClendon stated if approved, this item would direct staff to transmit the Comprehensive
124 Plan Amendment to the State of Florida's Department of Economic Opportunity (DEO) for
125 review. He stated the developer is requesting an amendment to change the use to a mixed-use
126 development which would include commercial, light industrial, institutional, single family
127 residential, and multifamily residential. The Planning and Zoning Commission recommended
128 approval with the condition that Council review the light industrial use prior to approval.

129
130 Mayor Kelley stated he is not comfortable approving any amendments until Citrus Grove Road
131 is completed.

132
133 Aaron Blake, Presco Real Estate Group representing the applicant, stated the developer made
134 changes with the residents' concerns in mind. They are requesting a continuance for the
135 developer's agreement while the Comprehensive Plan Amendment is transmitted to the DEO. He

136 stated they are also requesting a workshop where they can present designs to council and the
137 public. He suggested the roadway is moving forward as quickly as possible and they should be
138 able to meet the two-year deadline.

139
140 **Councilor Saunders** stated he had several concerns with the Developer's Agreement and could
141 not approve of the agreement in its current state. He listed his concerns which include: the lack
142 of trails, the location of the industrial use along Citrus Grove Road, ingress and egress to the
143 industrial area is not clear, truck traffic on Citrus Grove Road caused by this development,
144 turning residential into a multi-use, the plan is not clear as to what the park would include,
145 assisted living abutting Citrus Grove Road, and the plan is unclear what the civic center entails.

146
147 **Aaron Blake** stated these concerns have been heard before. He suggested a workshop should be
148 beneficial to present plans and pictures.

149
150 **Mayor Kelley** stated he would not support the transmittal of the Comprehensive Plan
151 Amendment to the DEO until improvements are made to Citrus Grove Road.

152
153 **Aaron Blake** suggested they are working on the road. No matter what decisions are made
154 tonight the road would not be completed any faster. He requested the items be continued until the
155 January 3 Council meeting when they can make progress on the road and reevaluate the project
156 then.

157
158 Several residents of Citrus Grove Road and Overlook at Grassy Lake spoke against the proposed
159 amendment.

160
161 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to table Item 6:**
162 **Ordinance 2022-18 Founder's Ridge Comprehensive Plan Amendment and Item 7:**
163 **Resolution 2022-17 Founder's Ridge Developer Agreement Amendment until the January**
164 **3, 2023 City Council meeting.**

165
166 **AYE:** Serviss, Flinn, Kelley, Saunders

167
168 **NAY:** None

169
170 **MOTION PASSED: 4-0**

171
172 **Item 8: Resolution 2022-19 Public Nuisance Show Cause – 201 W. Washington Street**

173
174 **Scott Gerken** read the resolution by title.

175
176 **Ramon Flores**, Senior Code Enforcement Officer, spoke about the various code enforcement
177 violations that have been issued.

178
179 **Scott Gerken** stated this resolution will give the property owner notice and time to resolve the
180 code enforcement violations themselves, but if they are not resolved this resolution gives the city
181 permission to enter the property to resolve the issue. At the next meeting, the property owner will

be given the opportunity to appear and provide a solution. If not, arrangements will be made to find a remedy. A lien would then be filed against the property.

MOTION by Councilor Saunders, SECONDED by Vice Mayor Serviss to approve Resolution 2022-19 Public Nuisance Show Cause – 201 W. Washington Street.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

FINAL PUBLIC COMMENTS

There were no public comments.

REPORTS

Vice Mayor Serviss spoke about Safe Night Out.

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

AYE: Serviss, Flinn, Kelley, Saunders

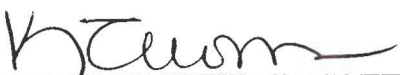
NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 8:26 P.M.)


Pat Kelley, Mayor

ATTEST:


Kristine Thompson, City Clerk

