

**Minneola City Council
Meeting Minutes
Minneola City Hall
January 16, 2024 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 Pat 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 Debbie Flinn**.

AGENDA REVIEW

Mayor Kelley requested to move Item 7: Ordinance 2024-01 Townhome Design Standards to the end of the agenda.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss, to move Item 7: Ordinance 2024-01 Townhome Design Standards to the end of the agenda.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Scott Gerken recommended the council table Item 12: Ordinance 2024-03 Artificial Turf until the next meeting due to advertising requirements.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss, to table Item 12: Ordinance 2024-03 Artificial Turf until the February 6, 2024, City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

45 **PUBLIC COMMENTS**

46
47 There were no comments.

48
49 **PROCLAMATION**

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51 **Item 1: School Choice Week Proclamation**

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53 **Mayor Kelley** read the School Choice Week Proclamation.

54
55 **CITY MANAGER'S CONSENT AGENDA**

56
57 **Item 2: City Council Meeting Minutes – January 2, 2024**

58 **Item 3: Agreement – Apple – CitiServ App**

59 **Item 4: Agreement – CivicPlus – CitiServ App**

60 **Item 5: Contract – Denise Pyke Construction**

61 **Item 6: Professional Services – Tetra Tech, Inc**

62
63 **Scott Gerken** requested any contract approvals be given contingent on City Manager and City
64 Attorney review and acceptance.

65
66 **Public Comment**

67
68 There were no comments.

69
70 **MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve the City**
71 **Manager's consent agenda contingent on City Manager and City Attorney review and**
72 **approval.**

73
74 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders

75
76 **NAY:** None

77
78 **MOTION PASSED: 5-0**

79
80 **Mayor Kelley** requested summaries of each quasi-judicial action detailing the motion, proposer,
81 seconder, and councilors' votes. This summary will be issued and posted on social media, the City's
82 website, and in the annual state of the city message.

83
84 The Council's consensus was for the city to post notice of all upcoming projects which council
85 will be considering on the City's social media, website, and portable electronic message board.

COUNCIL DISCUSSION & ACTION ITEMS

Item 8: Ordinance 2023-28 Minneola Ridge Annexation & Rezoning – Quasi-Judicial – Second Reading

Item 9: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – Second Reading

Item 10: Minneola Ridge Development Agreement Amendment – Second Hearing

Scott Gerken read Ordinance 2023-28 and Ordinance 2023-29 by title and swore in those wishing to speak.

Mayor Kelley distributed and spoke about a study done by Georgia State University regarding the impact of industrial zoned area on surrounding residential property values.

Pat Tyjeski, the City's planning consultant with Inspire Placemaking Collective, indicated she reviewed the proposal on the City's behalf and presented a PowerPoint presentation detailing the applicants' requests. She also listed several outstanding issues.

Matt Young, Richland Communities, spoke about the project.

Ryan Seacrist, Master Planner with RVI representing the applicant, spoke about the project.

Mayor Kelley spoke about several emails he received from residents who expressed concern with the project. He also mentioned and distributed a petition containing signatures of multiple Hills of Minneola residents who were not in favor of the project.

There was a discussion relating to commercial taxes and the impact they have on the City's expenses and revenues.

Public Comment

Aruna Varma, 1773 Sundance Chase Rd., spoke about a petition which contains signatures of individuals against the proposed development changes.

Several members of the audience spoke against the items.

Matt Young made a commitment to improve Scrub Jay Ln. and the frontage road before the issuance of the Certificate of Occupancy. He will also be responsible to mitigate any impacts this project has on C.R. 561-A, not just those directly facing the subdivision. Along with this, a parcel of 25 acres in Sugarloaf is being preserved for a future school, while discussions for an additional 35 acres in the southern region are concurrently underway with the school board. Additional studies will be provided to the City for review to determine any impact on the public utility system. Concerns expressed at the workshop were addressed through proposed amendments presented at tonight's meeting. The proposed development agreement also provides for a \$30,000 contribution towards parks and the dedication of a multi-million-dollar park to the City.

131 **Mayor Kelley** passed the gavel to Vice Mayor Flinn.

132
133 **MOTION by Mayor Kelley, SECONDED by Councilor Hernandez deny all three items**
134 **relating to Minneola Ridge.**

135
136 **Roll Call Vote**

137 **Serviss** NAY

138 **Flinn** NAY

139 **Kelley** AYE

140 **Hernandez** NAY

141 **Saunders** NAY

142
143 **MOTION FAILED: 1-4**

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145 **MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve Item 8:**
146 **Ordinance 2023-28 Minneola Ridge Annexation & Rezoning – Quasi-Judicial – Second**
147 **Reading contingent on Items 9 and 10.**

148
149 **Roll Call Vote**

150 **Serviss** AYE

151 **Flinn** AYE

152 **Kelley** NAY

153 **Hernandez** AYE

154 **Saunders** AYE

155
156 **MOTION PASSED: 4-1**

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158 **MOTION by Councilor Hernandez, SECONDED by Councilor Flinn to transmit Item 9, the**
159 **proposed Minneola Ridge comprehensive plan amendment, to the appropriate reviewing**
160 **agencies per F.S. Chapter 163.**

161
162 **Roll Call Vote**

163 **Serviss** AYE

164 **Flinn** AYE

165 **Kelley** NAY

166 **Hernandez** AYE

167 **Saunders** AYE

168
169 **MOTION PASSED: 4-1**

170
171 **Scott Gerken** indicated the presentation mentioned a couple issues which request the developer
172 build Scrub Jay Ln. to both Lake County and City standards. He also mentioned the developer
173 proposed wanting a 20 percent grading variance across all non-residential properties. He suggested
174 the City would rather not give a blanket 20 percent but give specific grading variances in the future
175 so each request can be reviewed individually.

Councilor Hernandez requested the final layer of pavement not be added to the roads in the development until construction is complete.

Matt Young indicated he was in agreement with this request.

Public Comment

Additional members of the audience spoke against the items.

MOTION by Councilor Hernandez, SECONDED by Councilor Flinn to table Item 13: Discussion – Community Garden Rates & Regulations until the February 6, 2024, City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve Item 10: Minneola Ridge Development Agreement Amendment – Second Hearing.

Roll Call Vote

Serviss **AYE**

Flinn **AYE**

Kelley **NAY**

Hernandez **AYE**

Saunders **AYE**

MOTION PASSED: 4-1

MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez, to take a 5-minute recess.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

The meeting resumed at 10:08 p.m.

Item 11: Preliminary Plat – Villages at Minneola Phase 5 Sub-Phasing – Quasi-Judicial

Heather Urwiller provided details of the proposed preliminary plat and indicated staff recommends approval.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn, to approve Item 11: Preliminary Plat – Villages at Minneola Phase 5 Sub-Phasing – Quasi-Judicial.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 7: Ordinance 2024-01 Townhome Design Standards – Second Reading

Joyce Heffington indicated this ordinance establishes design standards for townhomes, which includes rear loading driveways, with alley access and cut outs for on street parking.

Public Comment

Matt Young expressed concern with rear loaded townhomes as it relates to topography.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn, to table Item 7: Ordinance 2024-01 Townhome Design Standards – Second Reading until the February 6, 2024, City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

There were no comments.

REPORTS

Mark Johnson:

- Indicated there has been no firm date provided by SECO for the installation of lights on North Hancock Road. He also suggested school zone striping on the roadway would take place soon.
- Indicated a resident had provided information regarding how the City of Clermont handles Airbnb and other short-term rentals and suggested this information can be presented to council if they were interested.
- Informed the Council four people had expressed interest in the volunteer position of Planning & Zoning Professional Liaison.
- Requested clarification on what the Council would like the quasi-judicial related social media posts to contain.
 - **Mayor Kelley** requested this discussion be placed on the next agenda for council to discuss formatting options.

Scott Gerken:

- Spoke about a lawsuit against the state which relates to a recent bill which requires the Council to complete a Form 6 annually.
- Suggested more information regarding short-term rentals would be provided at the next City Council meeting.
- Indicated a resolution regarding “head shops” would be on the next agenda.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss, to adjourn.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 10:33 P.M.)

ATTEST:



Kristine Thompson, City Clerk


Pat Kelley, Mayor