

**Minneola City Council
Meeting Minutes
Minneola City Hall
June 6, 2023 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 Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk). Councilor Erick Hernandez was absent.

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 Flinn**.

AGENDA REVIEW

Vice Mayor Flinn suggested Items 6 and 7 should be seen first.

Scott Gerken requested Items 6 and 7 to be heard first as the applicant and several interested residents were in the audience.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to excuse Councilor Hernandez.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

PUBLIC COMMENTS

Banks Helfrich, 9100 Sams Lake Road, spoke about free tours of his farm.

Chris Singh requested the City provide space for the veterans, boy scouts, and girl scouts to meet.

Mayor Kelley indicated there will be a building near the new library where organizations will be able to meet.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – March 21, 2023

Item 2: Purchase Request – 800 Mhz Radios

Item 3: Purchase Request – Breathing Air Compressor & Cascade Filling System**Item 4: Agreement – State of Florida – Subrecipient Federal Funding**

There were no public comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor 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 6: Resolution 2023-03 Variance – Fat Chef – 204 W. Washington Street – Quasi-Judicial****Item 7: Resolution 2023-07 Special Exception – Fat Chef – 204 W. Washington Street – Quasi-Judicial**

Scott Gerken read the resolutions by title and swore in those wishing to speak on the items.

Joyce Heffington indicated the Planning & Zoning Commission recommended approval. The variance was requested due to the proximity of the restaurant to a church. The restaurant is less than the distance the code requires for alcohol sales from a church or school. The City's code requires a special exception use permit for this type of sale of alcohol.

Councilor Serviss indicated she previously met with the applicant regarding these items.

Public Comment

Chris Singh spoke in favor of these items.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 6: Resolution 2023-03 Variance – Fat Chef – 204 W. Washington Street – Quasi-Judicial

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 7: Resolution 2023-07 Special Exception – Fat Chef – 204 W. Washington Street – Quasi-Judicial.

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

95 **NAY:** None

97 **MOTION PASSED: 4-0**

99 **Item 13: Final Plat – Overlook at Grassy Lake Phase 3 – Quasi-Judicial**

101 **Heather Urwiller** indicated this plat is for phase 3 of Overlook at Grassy Lake. The subdivision
102 is generally located northwest of Citrus Grove Road and east of Grassy Lake Road and contains
103 73 lots. The preliminary plat was approved in 2021.

105 **Scott Gerken** mentioned we would need the joinder if this has not already been submitted.

107 **Public Comments**

109 There were no public comments.

111 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 13:**
112 **Final Plat – Overlook at Grassy Lake Phase 3 – Quasi-Judicial.**

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

116 **NAY:** None

118 **MOTION PASSED: 4-0**

120 **Item 14: Final Plat – Villages at Minneola Hills Phase 3 – Quasi-Judicial**

122 **Heather Urwiller** indicated this plat is for phase 3 of Villages of Minneola Hills. The subdivision
123 is generally located northwest of Citrus Grove Road and east of Grassy Lake Road and contains
124 73 lots. The preliminary plat was approved in 2021.

126 **Public Comment**

128 There were no comments.

130 **MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 14:**
131 **Final Plat – Villages at Minneola Hills Phase 3 – Quasi-Judicial.**

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

135 **NAY:** None

137 **MOTION PASSED: 4-0**

Item 5: Purchase Request – Street Sweeper

Mark Johnson stated this request is to purchase a larger streetsweeper which will be able to handle more debris volume and allow staff to clean streets faster. We will also be able to run two trucks at a time with the smaller streetsweeper being used for the trail and streets with less debris while the larger streetsweeper being used for streets with more debris. The purchase will be made with ARPA funds.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 5: Purchase Request – Street Sweeper.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Item 8: Ordinance 2023-04 Alcoholic Beverages – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington indicated this ordinance would restrict bottle clubs and other similar uses that are not typically regulated by the state. Uses such as restaurants, wedding venues, and special event venues would not be affected.

Mayor Kelley asked if Councilor Hernandez's concerns were addressed.

Joyce Heffington confirmed they were as this ordinance does not apply to restaurants.

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 8: Ordinance 2023-04 Alcoholic Beverages – Second Reading.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Item 9: Ordinance 2023-14 Minneola Mountain CRA Moratorium – Second Reading

Item 10: Ordinance 2023-15 Minneola Downtown CRA Moratorium – Second Reading

Scott Gerken read both ordinances by title.

Joyce Heffington indicated bottle clubs we added to the ordinances but is otherwise the same as the previous reading.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 9: Ordinance 2023-14 Minneola Mountain CRA Moratorium – Second Reading

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 10: Ordinance 2023-15 Minneola Downtown CRA Moratorium – Second Reading

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Item 11: Ordinance 2023-18 Design Standards for B-1, I-1, OR, PUD, RMF-1, RMF-2 – First Reading

Scott Gerken read the ordinance by title.

Joyce Heffington spoke about the Live Local Act which allows affordable housing in nonresidential areas. She explained this ordinance ensures requests to build in a commercial or industrial district would have the same setbacks and green space as residential zoning. The regulation provided in this ordinance match the RMF-2 zoning district guidelines.

Scott Gerken added this ordinance clarifies that Live Local Act housing will not apply to PUDs and provides an administrative approval and appeal process.

Public Comment

There were no comments.

Item 12: Ordinance 2023-19 Main Avenue Redevelopment District Design Standards – First Reading

Scott Gerken read the ordinance by title.

Joyce Heffington indicated this ordinance will add concrete lap siding to the Main Avenue Redevelopment District Overlay design standards. She explained wood, plastic, and aluminum siding will not be allowed. The Planning and Zoning Commission recommended approval of the ordinance.

Public Comment

There were no comments.

FINAL PUBLIC COMMENTS

Jennifer Morse, 1064 Golden Dawn Loop, suggested the Parks Committee would be meeting on June 12. She mentioned the Minneola Schoolhouse Library's summer events on Fridays.

REPORTS

Mark Johnson

- Indicated the electronic message board in front of City Hall is damaged and waiting for repair.
- Spoke about summer reading program events hosted by the Minneola Schoolhouse Library at City Hall.
- Indicated the new Recreation Coordinator is working to set up a food truck night at Trailhead Park.
- Reminded Council there was a workshop on June 13th.
- Asked council if they would like to move the July 4th meeting to the following Thursday or skip the meeting.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn, to move the July 4 City Council meeting to July 11th.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Scott Gerken

- Spoke about, and provided a copy of, the most recent conceptual plan for the K-8 Relief school in the Hills of Minneola.
- Indicated he would provide Council a summary of the legislative update which is written by the Florida League of Cities.

- 274 • Reminded council the topic of artificial grass would be discussed at the next Planning and
275 Zoning Commission meeting.
276 • Asked council if they had any intention of increasing the fire assessment fee for the coming
277 year or leave it the same.
278 ○ Council's consensus was to not increase the fire assessment fee.
279

280 **Councilor Serviss**

- 281 • Reminded council there would be a food distribution event at Lake Minneola Highschool on
282 Friday, June 16 at 10:00 a.m.
283 • Indicated she and Councilor Flinn attended the Caribbean Jerk Festival held in Clermont.
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285 **MOTION by Vice Mayor Flinn, SECONDED by Vice Mayor Flinn, to adjourn.**
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287 **AYE:** Serviss, Flinn, Kelley, Saunders
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289 **NAY:** None
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291 **MOTION PASSED: 4-0**
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293 *(Meeting adjourned at 7:14 P.M.)*
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301 **ATTEST:**
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Kristine Thompson, City Clerk



Pat Kelley, Mayor

