

**Minneola City Council
Meeting Minutes
Minneola City Hall
March 7, 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 Erick Hernandez, 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 6:34 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

Scott Gerken spoke about a date error on the public notice signs placed at the Vision Car Wash site. It incorrectly listed March 7 as the meeting date but has been corrected to March 21st. He announced that the car wash had also been readvertised for March 21st.

Mark Johnson asked Items 3 and 4 be approved subject to modifications. He indicated the cost of these purchase requests would not change.

PUBLIC COMMENTS

There were no public comments.

CITY MANAGER'S CONSENT AGENDA

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

Item 2: Professional Services – SMW Geosciences, Inc.

Item 3: Purchase Request – Emergency Repairs East Ridge Water Plant High Service Pump

Item 4: Purchase Request – Emergency Repairs Oak Valley Water Plant High Service Pump

Item 5: Purchase Request – Replacement Structural Firefighting Protective Equipment

There were no public comments.

MOTION by Councilor Serviss, Mayor Kelley indicated we had a motion and a second then called for a vote to approve the City Manager's consent agenda with modifications as determined by the City Manager or City Attorney to Item 3: Purchase Request – Emergency Repairs East Ridge Water Plant High Service Pump and Item 4: Purchase Request - Emergency Repairs Oak Valley Water Plant High Service Pump.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 6: Lot Split – Vista Hills Apartments

Item 7: Lot Aggregation - Vista Hills Apartments

Item 8: Site Plan – Vista Hills Apartments *Quasi-Judicial*

Scott Gerken swore in those wishing to speak on this item and suggested Item 6, Item 7, and Item 8 could be discussed together and voted on separately.

Joyce Heffington indicated the applicant has requested a lot split and a lot aggregate in order to form the parcel for the proposed Vista Hills Apartments site plan. Staff recommends approval with the condition the lift station must be turned over to the city.

Scott Gerken informed Council that the road shown on the southern end of the property is actually private property owned by the School Board that serves as driveway access for Lake Minneola High School (although it is often labelled as either Fosgate Road or Education Avenue). He reminded Council that the DO for the Phase 1 apartments (now constructed) referenced the possibility of the applicant designing road improvements so the City could acquire this property and convert to a public road as part of Phase 2. However, consensus of Council and the property owner at a subsequent workshop was not to pursue the acquisition of this road (and the associated liability and maintenance as it didn't meet city standards and didn't provide enough room on the cul-de-sac for fire truck turnaround). Therefore, the applicant designed Phase 1 and now Phase 2 with only emergency access (and obtained an easement from the School Board). Unless Council desired otherwise, the City would no longer be seeking to acquire the road from the School Board. Consensus of Council was not to acquire the road and they approved of the design as presented without full access to the south (like Phase 1 was currently functioning).

Public Comment

There were no comments.

MOTION by Councilor Hernandez SECONDED by Vice Mayor Flinn to approve Item 6: Lot Split – Vista Hills Apartments as presented.

89
90 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders

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92 **NAY:** None

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94 **MOTION PASSED: 5-0**

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96 **MOTION by Councilor Hernandez SECONDED by Vice Mayor Flinn to approve Item 7:**
97 **Lot Aggregation - Vista Hills Apartments as presented.**

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

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101 **NAY:** None

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103 **MOTION PASSED: 5-0**

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105 **MOTION by Councilor Hernandez SECONDED by Vice Mayor Flinn to approve Item 8:**
106 **Site Plan – Vista Hills Apartments with the condition the lift station is turned over the city.**

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

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110 **NAY:** None

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112 **MOTION PASSED: 5-0**

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114 **Item 9: Site Plan – Condev Storage Facility *Quasi-Judicial***

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116 **Scott Gerken** swore in those wishing to speak on this item.

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118 **Joyce Heffington** explained this site is located behind Publix at the corner of North Hancock
119 Road and Citrus Grove Road. She reminded Council a variance was previously approved to
120 allow for a reduced number of parking spaces. She stated the Planning and Zoning Commission
121 recommended approval with the condition all balances are paid, which have since been paid.

122
123 **Councilor Serviss** indicated the Planning and Zoning Commission also recommended there
124 should not be any RV parking and all storage should remain indoors.

125
126 **Scott Gerken** spoke about the Floor Area Ratio (FAR). He reminded Council that they
127 previously expressed approval of allowing the FAR for this storage parcel to exceed the
128 maximum FAR (as it was presented) provided the overall FAR for the 5+ acre parcel (before it
129 is subdivided) was within FAR requirements.

130
131 **Councilor Saunders** inquired about the stormwater system. He asked where the stormwater for
132 this project drains to.

Andy Gardner, representative for Condev Properties, LLC, indicated the stormwater drainage will drain to the stormwater retention area adjacent Publix.

Public Comment

There were no public comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 9: Site Plan – Condev Storage Facility as presented.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 10: Ordinance 2023-10 Main Avenue Redevelopment District Design Standards – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington indicated this ordinance amends the section of the code relating to the Main Avenue Redevelopment District. She spoke of an ordinance previously approved which amended the color requirements in the Commercial and Industrial zoning districts. This ordinance amends the Main Avenue Redevelopment District to match the standards set in the other zoning districts.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 10: Ordinance 2023-10 Main Avenue Redevelopment District Design Standards – Second Reading.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 11: Lot Aggregation - Library

Item 12: Ordinance 2023-08 Library Rezoning Second Reading – Quasi-Judicial

Item 13: Ordinance 2023-09 Library Comprehensive Plan Amendment Second Reading

Scott Gerken reminded Joyce Heffington she was previously sworn in and suggested Item 11, Item 12, and Item 13 could be discussed together and voted on separately. He then read Ordinance 2023-08 and Ordinance 2023-09 by title.

Joyce Heffington explained these items are to combine four city owned properties into one in order to construct a library on the newly formed parcel.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 11: Lot Aggregation – Library as presented.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 12: Ordinance 2023-08 Library Rezoning Second Reading as presented.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 13: Ordinance 2023-09 Library Comprehensive Plan Amendment as presented.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

Raymond Nivarel inquired if the carwash item would be seen tonight.

Scott Gerken suggested Mr. Nivarel may not have been present at the start of the meeting when he informed the council the item had to be readvertised and will be seen by city council on March 21st.

David Yeager spoke about the cell tower. He suggested the city should use the property they own adjacent to City Hall to construct a Public Safety building. He also suggested the city's Community Redevelopment Agency should purchase the property at the corner of Washington Street and Disston Avenue in order to clean it up and allow the property to be redeveloped as commercial property.

REPORTS

Mark Johnson

- Indicated staff is working to receive quotes for the bathrooms at City Hall in order to remove the wallpaper and texture and paint the walls.
- Spoke about decal design options for Code Enforcement vehicles.

Scott Gerken

- Spoke about legislation currently pending which related to establishing a Rural Protection Area in Lake County. He suggested this legislation does not greatly affect the city, possibly only part of Lake Apopka as a possible alternative water supply.
- Confirmed with Council the Parks and Recreation committee the council established is considered a fact finding group which will put together information and provide the information to the Council's liaison. As the Parks Committee would be limited to fact finding and information gathering only (and not advisory), it would not be subject to the Sunshine Law, which would allow its members to discuss items outside the public meeting context. Council consensus agreed to the fact finding only purpose of the committee.

Vice Mayor Flinn

- Indicated Artworx has requested to host a chamber event at Trailhead Park in order to celebrate the completion of the Murals on the Trail project. This event would be on May 4, 2023 from 4:00 pm to 7:00 pm. They are asking for Council if the event could include beer and wine.
 - Council's consensus was to allow the event to have beer and wine.

Mayor Kelley

- Spoke about plans to include a newsletter in the monthly utility bill in order to inform residents of the status of projects.
 - **Jennifer Morse**, 1064 Golden Dawn Loop, asked how residents would receive this newsletter if they were signed up to receive their utility bill via email.
 - **Mayor Kelley** stated the newsletter would also be available online.

Jennifer Morse spoke about the Minneola Athletic Complex (MAC) and suggested the city should install crosswalks to allow people to safely cross Education Avenue.

Mayor Kelley suggested the city plans to install additional parking across the street from the MAC and signalized crosswalks would be installed at that time.

Ron Dahlgren, resident, spoke about graffiti at Minneola Trailhead Park.

270 **Mark Johnson** indicated a company is scheduled to steam clean the graffiti.
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272 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss, to adjourn.**
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274 **AYE:** Serviss, Flinn, Kelley, Hernandez Saunders
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276 **NAY:** None
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278 **MOTION PASSED: 5-0**
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280 *(Meeting adjourned at 7:14 P.M.)*
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285 _____
286 Pat Kelley, Mayor

287 **ATTEST:**
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291 _____
292 Kristine Thompson, City Clerk

