

**Minneola City Council
Meeting Minutes
Minneola City Hall
October 3, 2023 at 6:30 PM**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Debbie Flinn, Councilor Erick Hernandez, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk). Councilor Pam Serviss was absent from the meeting.

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 Debbie Flinn**.

Councilor Hernandez called for a moment of silence in memory of Sherman Vannoy.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENTS

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

AYE: Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Banks Helfrich, 9100 Sams Lake Rd., spoke about community and free tours of his farm he offers the public.

PROCLAMATION

Item 1: Mayor's Election Proclamation

Scott Gerken read the mayor's election proclamation.

Item 2: Community Planning Month Proclamation

Mayor Kelley read the Community Planning Month Proclamation.

Item 3: White Cane Day Proclamation

Mayor Kelley read the White Cane Day Proclamation.

CITY MANAGER'S CONSENT AGENDA

Item 4: Budget Hearing Minutes – September 19, 2023

Item 5: City Council Meeting Minutes – September 19, 2023

Item 6: Vendor Shortlist and Engagement in Contract Negotiations

Item 7: Purchase Request – CivicPlus Branded App

Item 8: Professional Engineering Services – Highlands Mobile Home Park – Wastewater Improvements

Item 9: Agreement – Sterling Capital Management, LLC – Investment Advisor

Item 10: Agreement – Truist Financial Corporation – Investment Custodial Services

Item 11: Purchase Request – Automatic Meter Reader (AMR) System Upgrade

Item 12: Professional Services – Kinz Consulting, LLC – Development of a RFQ for Engineering Services

Mark Johnson asked if any items on the consent agenda which relate to agreements or contracts are approved, they be approved contingent on city attorney and city manager review.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez to approve the City Manager's consent agenda with the condition agreements receive city attorney and city manager review and modifications.

AYE: Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 13: Development Agreement – Advent Health – Hills of Minneola – First of Two Public Hearings

Scott Gerken indicated this was the first of two public hearings for the Advent Health Development Agreement. He stated the next public hearing would be October 17, 2023, at 6:30 p.m here at City Hall. He swore in those wishing to testify on any items listed on the agenda.

88 **Joyce Heffington** indicated this development agreement allows for conditions to accommodate
89 the unique topography of the project site. The applicant has also provided sample signage for the
90 gateway sign, which will be seen from the Turnpike. She indicated the Planning & Zoning
91 Commission and staff recommend approval.

92
93 **Borron Owen**, attorney for Advent Health, gave a presentation detailing the site plan and
94 conceptual architecture. He noted the site will require large retaining walls due to the topography,
95 but they will be constructed around the retaining ponds so they should have no visual impact from
96 North Hancock Road.

97
98 **Vice Mayor Flinn** spoke positively about the project.

99
100 **Councilor Saunders** spoke about the city's current water and wastewater utilization. He spoke
101 positively regarding the effort put in to make the proposed retaining walls aesthetically pleasing.

102
103 **Public Comment**

104
105 **Bryan Poss**, 10019 Jacaranda Ave., expressed concerns with infrastructure and traffic.

106
107 **Erika Lord**, 2240 Crossbow St., spoke about noise remediation due to increase traffic from the
108 Turnpike if the trees are being removed.

109
110 **Item 14: Site Plan – Advent Health Hospital – Quasi-Judicial**

111
112 **Joyce Heffington** explained the provided site plan is for phase 1 of the Advent Health hospital
113 site plan. She indicated it includes a walking path. She suggested phase 2 will have more hospital
114 beds and include a medical office facility. She indicated the Planning & Zoning Commission and
115 staff recommend approval.

116
117 **Vice Mayor Flinn** indicated the Planning & Zoning Commission recommended approval if
118 USFW issues clearance, all staff issues are addressed, and the development agreement is approved.

119
120 **Public Comment**

121
122 There were no comments.

123
124 **Item 15: Development Agreement – Minneola Land, LLC – Hills of Minneola – First of Two**
125 **Public Hearings**

126
127 **Scott Gerken** indicated this project is adjacent to the Advent Health property. A development
128 agreement amendment is required to layout the project. He indicated this was the first of two public
129 hearings. The second hearing is scheduled for October 17, 2023, at 6:30 p.m here at City Hall.

130
131 **Joyce Heffington** suggested this proposed project is something the city originally envisioned as a
132 Town Center. The project has vertical integration which includes commercial uses with apartments

above. The project will provide shopping, retail, and commercial. There will be parking garages to condense parking and allow for more space for entertainment.

Mayor Kelley and **Councilor Hernandez** indicated they have spoken with the applicant.

Tara Tedrow, attorney with Minneola Land, LLC, gave a presentation detailing the project and what uses the project includes.

Vice Mayor Flinn spoke positively about the project.

Public Comment

Matt Young, Richland Communities, complimented Advent Health and Minneola Land, LLC on their presentations. He indicated he believes they will be great projects. He also complimented the city for their efforts in processing applications.

Kevin Carey, Sugarloaf Mountain Rd., indicated the area residents support the aesthetics of the self-storage project.

There was a discussion regarding what changes were made to the agreement since the Planning & Zoning Commission meeting.

Juana De La Cruz spoke about residential uses.

Item 16: Ordinance 2023-25 – Comprehensive Plan Amendment – Hills of Minneola – First Reading

Scott Gerken read the ordinance by title.

Joyce Heffington explained the comprehensive plan amendment is required since it did not include mixed use developments. While it allows for the mixed-use vertical integration presented in the Hills of Minneola development agreement, it will not take away units from any other developer. She also pointed out that the comp plan amendment allows for an additional 1039 vertically integrated mixed use residential units on Pods 11-13A.

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez to transmit comprehensive plan to the Department of Economic Opportunity.

AYE: Flinn, Kelley, Hernandez, Saunders

NAY: None

178 **MOTION PASSED: 4-0**

179
180 **Item 17: Ordinance 2023-26 – Mixed Use – First Reading**

181
182 **Scott Gerken** read the ordinance by title.

183
184 **Public Comment**

185
186 There were no comments.

187
188 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to take a recess.**

189
190 **AYE:** Flinn, Kelley, Hernandez, Saunders

191
192 **NAY:** None

193
194 **MOTION PASSED: 4-0**

195
196 **MEETING RECESSED:** 8:05 p.m.

197 **MEETING RECONVENED:** 8:14 p.m.

198
199 **Councilor Saunders** inquired about the garage and driveway locations.

200
201 **Joyce Heffington** explained this is necessary due to the addition of language for alleyways.

202
203 **Item 18: Ordinance 2023-27 – Temporary Moratorium on Certain Uses – Second Reading**

204
205 **Scott Gerken** read the ordinance by title. He explained bars, lounges, and nightclubs have been
206 removed from the ordinance but was left in the title since it was advertised this way.

207
208 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to approve Item 18:**
209 **Ordinance 2023-27 – Temporary Moratorium on Certain Uses – Second Reading excluding**
210 **bars, lounges, and nightclubs from the ordinance.**

211
212 **AYE:** Flinn, Kelley, Hernandez, Saunders

213
214 **NAY:** None

215
216 **MOTION PASSED: 4-0**

217
218 **Item 19: Solid Waste Services Discussion**

219
220 **Councilor Hernandez** requested to table the item until the October 17, 2023, City Council
221 meeting.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to table Item 19: Solid Waste Services Discussion until the October 17, 2023, City Council meeting.

AYE: Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Item 20: Door-to-Door Soliciting Discussion

There was a discussion as to what prompted the "No Soliciting" mailers, the cost of the mailers, and how to process city mailers in the future.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn that any mass Council communication spending city funds requires Council approval.

AYE: Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Scott Gerken clarified that this would exclude emergencies and would have no effect on administrative communications done by the City Manager.

FINAL PUBLIC COMMENTS

Erika Lord, KFM Architects, inquired about an item included on the consent agenda.

Nathan Focht asked for an update on the recent reports of tire slashing in Ardmore Reserve.

Lt. Reed indicated Lake County Sheriff's Office received two reports.

Jennifer Morse spoke about social media posts and comments.

Ann Kelley commented that participants on social media platforms agree and are subject to the rules and terms of use of the platform.

REPORTS

Mark Johnson

- **Mark Johnson** indicated the city has hired a new IT Manager and HR Generalist. He also indicated Daniel Dibiase would be replacing Jan Otero as the Fire Chief.
- **Councilor Hernandez** inquired on the status of the internal review of city processes as it relates to development review.

- **Mark Johnson** suggested when applicants meet the city's code almost entirely the first time and meet any applicable requests from the city it allows the process to move faster. It also depends on how quickly the applicant submits revisions once staff comments are sent.

Councilor Saunders

- Expressed concern with two investment items included on the consent agenda. He suggested he would be meeting with Mark regarding these items, and they may be brought back to council for additional consideration.

Vice Mayor Flinn

- **Vice Mayor Flinn** informed the council that Paul Giacalone had stepped down from the Planning & Zoning Commission.

Scott Gerken

- **Scott Gerken** informed the council that Thursday's public forum would be advertised as a public meeting and minutes from the forum would be drafted.

Councilor Hernandez

- **Councilor Hernandez** spoke about holding a candlelight vigil for Sherman Vannoy.
- **Councilor Hernandez** spoke about a speeding campaign Lake County Sheriff's Office is initiating.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Hernandez, to adjourn.


AYE: Serviss, Flinn, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 9:44 P.M.)

ATTEST:



Kristine Thompson, City Clerk



Pat Kelley, Mayor

