

**Minneola City Council  
Meeting Minutes  
April 2, 2024 at 6:30 PM  
Minneola City Hall**

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), Kristine Thompson (City Clerk).

Councilor Erick Hernandez was absent.

**CALL TO ORDER**

**Mayor Kelley** called the meeting to order at 6:40 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**

There were no changes.

**MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to excuse Councilor Erick Hernandez's absence from the meeting.**

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

**NAY:** None

**MOTION PASSED: 4-0**

**PUBLIC COMMENTS**

**Banks Helfrich**, 9110 Sams Lake Rd., spoke about resilience.

**Jennifer Morse**, 1064 Golden Dawn Loop, spoke about the improvements made to the community garden and requested that the Eagle Scouts be allowed to make a presentation at the next Council meeting.

**Mayor Kelley** asked for an item to be placed on the next agenda for the Eagle Scouts to discuss proposed improvements.

**CITY MANAGER'S CONSENT AGENDA**

**Item 1: City Council Meeting Minutes – March 19, 2024**

**Item 2: Purchase Request – Replacement Structural Firefighting Protective Equipment**

**Item 3: Interlocal Agreement – State of Florida Division of Emergency Management**  
**Public Comment**

**Councilor Serviss** indicated the minutes suggest the Council discussed holding the Memorial Day event at Trailhead Park, but it should reflect it was discussed to hold it at the Mae Griffith gazebo on Lake Minneola Drive.

**MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve the City Manager's consent agenda with the mentioned changes to the minutes.**

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

**NAY:** None

**MOTION PASSED: 4-0**

**COUNCIL DISCUSSION AND ACTION ITEMS**

**Item 4: Ordinance 2024-11 Interlocal Service Boundary Agreement – Ferndale Special Area – First Reading**

**Scott Gerken** read the ordinance by title and explained this ordinance is for an amendment, requested by the Town of Montverde, to the 2010 Interlocal Service Boundary Agreement. The agreement currently has seven years remaining, but the Town of Montverde has requested extending the agreement now for an additional thirteen years, to reach the maximum term allowed of twenty years. He suggested the Town of Montverde would like to ensure the Ferndale Special Protection Area remains protected and left in its current state. This agreement precludes the City from annexing any properties within the defined area.

**Paul Lorino**, Town of Montverde Town Manager, provided maps of the Ferndale Special Area.

**Mayor Kelley** expressed concern that the affected property owners have not been notified of the proposed amendment.

**Public Comments**

**Nathan Focht**, 707 Blue Citrus Ln., spoke in favor of the proposed amendment but agreed the property owners should be notified first.

There was a discussion of which cities were a party to the proposed amendment.

**Leo Barito**, attorney with Bogin, Munns, & Munns representing one of the landowners, objected to the proposed amendment, indicated his client purchased property in 2010, prior to the creation of the original agreement and would like to develop the property in the future.

92 **Commissioner Sean Parks**, Lake County Board of County Commissioners, spoke about the  
93 history of Ferndale and Ferndale residents who, in the past, expressed their desire for the area to  
94 remain rural.

95  
96 **Anita Geraci-Carver**, Town of Montverde City Attorney, spoke about the proposed amendment  
97 and reasoning as to why it has been requested.

98  
99 At the conclusion of the discussion, Council's consensus was for the parties to discuss further  
100 before bringing back for second reading.

101  
102 **Item 5: Proposal – Station 88 Design – KMF Architects**

103  
104 **Mark Johnson** informed the Council they previously approved staff to request proposals for the  
105 design of Station 88, several responses were received, and KMF Architects was selected. They  
106 have provided a proposal for the design of Station 88. Staff recommends approval pending  
107 attorney review and required changes.

108  
109 **Public Comment**

110  
111 There were no comments.

112  
113 **MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 5:**  
114 **Proposal – Station 88 Design – KMF Architects subject to attorney review and required**  
115 **changes.**

116  
117 **AYE:** Serviss, Flinn, Kelley, Saunders

118  
119 **NAY:** None

120  
121 **MOTION PASSED: 4-0**

122  
123 **Item 6: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – Second**  
124 **Reading**

125  
126 **Scott Gerken** read the ordinance by title.

127  
128 **Public Comment**

129  
130 There were no comments.

131  
132 **MOTION by Councilor Saunders, SECONDED by Councilor Serviss to approve Item 6:**  
133 **Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – Second Reading.**

134  
135 **AYE:** Serviss, Flinn, Saunders

136  
137 **NAY:** Kelley



138 **MOTION PASSED: 3-1**

139  
140 **Item 7: Ordinance 2024-09 Downtown CRA Prohibited Used – Second Reading**

141  
142 **Scott Gerken** read the ordinance by title.

143  
144 **Mark Johnson** explained this ordinance prohibits certain uses which may sustain or create slum  
145 and blight. He indicated the provided agenda packet contains information relating to some of  
146 these uses and the problems they created in other areas.

147  
148 **Public Comment**

149  
150 **Jennifer Morse**, 1064 Golden Dawn Loop, spoke about massage establishments.

151  
152 **Robert Holmquist**, 841 Forestwood Dr., spoke in favor of the resolution.

153  
154 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Item 7:**  
155 **Ordinance 2024-09 Downtown CRA Prohibited Used – Second Reading.**

156  
157 **AYE:** Serviss, Flinn, Kelley, Saunders

158  
159 **NAY:** None

160  
161 **MOTION PASSED: 4-0**

162  
163 **Item 8: Resolution 2024-04 Golf Carts**

164  
165 **Scott Gerken** read the resolution by title.

166  
167 **Public Comment**

168  
169 **Jennifer Morse** spoke against the resolution.

170  
171 **Tom Hratko**, 580 Blackstone St., spoke about existing state laws relating to golf carts operating  
172 on public streets.

173  
174 **MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 8:**  
175 **Resolution 2024-04 Golf Carts.**

176  
177 **AYE:** Serviss, Flinn, Kelley, Saunders

178  
179 **NAY:** None

180  
181 **MOTION PASSED: 4-0**

182  
183 **Mayor Kelley** requested a workshop to be scheduled to discuss golf carts during the summer.

184 **Item 9: Rescission of Resolution 2012-13 House of Worship Conditional Use Permit**

185  
186 **Mark Johnson** indicated the staff's attempts to reach the property owner were unsuccessful.

187  
188 **Mayor Kelley** requested a certified letter be sent to the property owner.

189  
190 **Public Comment**

191  
192 There were no comments.

193  
194 **MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to table Item 9:**  
195 **Rescission of Resolution 2012-13 House of Worship Conditional Use Permit until the May**  
196 **7, 2024 City Council meeting.**

197  
198 **AYE:** Serviss, Flinn, Kelley, Saunders

199  
200 **NAY:** None

201  
202 **MOTION PASSED: 4-0**

203  
204 **Item 10: Discussion – Ordinance 2024-12 Charter Amendments – Residency Requirements**

205  
206 **Scott Gerken** indicated establishing a minimum residency requirement of one year is most  
207 universally acceptable.

208  
209 The Council's consensus was for an ordinance to be drafted which would place a residency  
210 requirement of one year as a ballot measure in the upcoming November election.

211  
212 **Public Comment**

213  
214 There were no comments.

215  
216 **Item 11: Discussion – Ordinance 2024-13 Charter Amendments - Districting**

217  
218 The council's consensus was for two ordinances to be drafted providing options for the council  
219 to review. One of which created four districts and a mayor-at-large, and the other option would  
220 create five districts of which a rotating chairperson would be periodically appointed by council.

221  
222 **Public Comment**

223  
224 **Nathan Focht** spoke regarding districting.

225  
226 **Item 12: Discussion – Parking Regulations**

227  
228 **Mark Johnson** provided an update on parking violation warnings which we issued in the past  
229 month.

230 **Mayor Kelley** indicated moving forward this information could be given as a part of the City  
231 Manager's report, at the end of the council meeting.

232  
233 **Public Comment**

234  
235 **Ray Nivarel**, 832 Whisper Sound St., spoke about vehicles parking in the driveway apron and  
236 easement.

237 **FINAL PUBLIC COMMENTS**

238  
239 There were no comments.

240  
241 **REPORTS**

242 **Mark Johnson**

- 243 • informed the Council WXW's final event would be held on Saturday, April 13, 2024.  
244 • indicated movie night would be held at Trailhead Park on June 8 at 8:30 p.m. and staff  
245 planned to post flyers advertising this event.  
246

247 **Scott Gerken**

- 248 • confirmed Form 6 is not due until July 1 each year.  
249

250 **Councilor Serviss**

- 251 • spoke about the upcoming dodgeball tournament, which will be held on April 27 in the City  
252 Hall gymnasium and asked the Council if they planned on forming a team to participate in  
253 the tournament.  
254

255 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to adjourn.**

256  
257 **AYE:** Serviss, Flinn, Kelley, Saunders

258  
259 **NAY:** None

260  
261 **MOTION PASSED: 4-0**

262  
263 *(Meeting adjourned at 8:41 P.M.)*  
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266

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271 **ATTEST:**

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273  
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275  
276 **Kristine Thompson, City Clerk**

  
\_\_\_\_\_  
Pat Kelley, Mayor

