

5 **Ordinance 2006-16 Annexation & Rezoning – K B Homes**
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7 **Ed Earl:** Read Ordinance 2006-16 by title only for the first time.
8 (Scott Gerken had not returned to the chamber when the meeting reconvened after the
9 break).

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11 Brad Cowherd, Neal Frazee, Steve Richey, Becky Elswick, Joe Emanuele, Pat Kelley,
12 Sheri Wolkins and Jim Frana were sworn in by the City Attorney.

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14 **Mayor Yeager:** Asked for Council comments.

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16 **Shane Perreault:** Stated that he would like to hear from Mrs. Elswick on the school
17 boards position to annexation.

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19 **Becky Elswick (Lake Co. School Board):** Stated that the school board preferred that no
20 new developments be allowed until the school board could build schools.

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22 Impact fees, gap fees, the number of proposed homes, side setbacks, roads street lighting,
23 buffers and landscaping were discussed at length.

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25 **Neal Frazee (K B Homes):** Stated that the current plan shows 483 homes.

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27 **Sue Cordova:** Discussed the public facilities within the project, the time frame to build
28 the infrastructure, bike trails, grading regulations, fire and police protection. She also
29 stated that she believed Minneola had done everything possible to help the school board
30 with the construction of schools in the area.

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32 **Ed Earl:** Also asked about the time line for payment of fees for fire and police
33 protection, a time line to build the infrastructure, a completion date for the project, the
34 location of the retention ponds, road placement, and trails. He stated that he did not
35 believe the HOA should be financially responsible for the street lighting, and wanted to
36 prohibit St. Augustine grass within the development. Requested that particular attention
37 be given to the impact on the environment and all wild life on the property.

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39 **Scott Gerken:** Explained that there would be a schedule in the agreement that would
40 have the time schedule; and that the developer would have to come to Council for an
41 extension.

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43 **Joe Teri:** Suggested that the park areas be reduced and the conservation area enlarged,
44 suggested that trees be planted on the grading tracts, and requested that traffic tables be
45 used throughout the development and agreed with Mr. Earl on prohibiting St. Augustine
46 grass within the development.

1 **Mayor Yeager:** Stated that he approved of a walkable community and that he believed
2 the parks were needed in this development. He requested that the developer consider
3 purchasing the adjoining three lots that are currently in the county.

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5 **Mayor Yeager:** Asked for public comments.

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7 **Joe Emanuel (212 Grassy Lake Road):** Urged the Council to slow new development
8 until the schools could be built.

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10 **Pat Kelley (1114 Windy Bluff Dr.):** Expressed his concerns with the school
11 overcrowding, but realized that the City needs to grow to pay for the needs of the City.

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13 **Sheri Wolkins (13302 Debbie Lane):** Inquired about the buffering on the north side of
14 the development and asked that the lift station be relocated.

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16 **Jim Frana (208 Lace Bark Ct.):** Stated that the City didn't have anything to offer new
17 residents at this time, and urged the Council to delay this project until the parks and
18 schools could be built. He stated he did not disapprove of the project, but that it was the
19 wrong time to move forward with it.

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21 First reading; no action taken.

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23 The Quasi-Judicial Hearing ended at 11:28 P.M.

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Mayor David Yeager

30 Attest

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Jan McDaniel, CMC