

5 Ordinance 2006-19 Hills of Minneola Annexation & Rezoning – 1st reading.
6 Ordinance 2006-23 LSCPA Transmittal – 1st reading.
7

8 **Scott Gerken:** Read Ordinance 2006-19 and Ordinance 2006-23, by title only, for the
9 first time.

10
11 **Scott Gerken:** Explained that the main reason for these two items at this time was not to
12 approve the development, but only to approve the transmittal of the Large Scale
13 Comprehensive Plan Amendment to the Department of Community Affairs.

14
15 **Mayor Yeager:** Instructed those wishing to speak should sign both sign in sheets, state
16 their name and address before addressing the Council and that each speaker would be
17 allowed three minutes.

18
19 **Ed Earl:** Stated he was not in favor of the three minute rule and asked if the Mayor had
20 Council consensus.

21
22 *Shane Perreault and Sue Cordova agreed with Mayor Yeager to the three minute time*
23 *limit.*

24
25 **Peter Brandt:** Explained that this annexation and rezoning meet all the requirements per
26 the City code.

27
28 *Scott Gerken swore in John Percy of Glatting-Jackson.*

29
30 **John Percy:** Explained the overall plan for the development, the turnpike interchange,
31 additional roads, trails, parks, stadium, public facilities and the proposed school site(s)
32 proposed in the conceptional plan for the development.

33
34 **Shane Perreault:** Stated that he had been very clear that he did not want a school site,
35 but for the developer to build the schools.

36
37 **Steve Richey:** Explained that a school benefit district could be established to build the
38 schools, and that it would include other developments.

39
40 **Sue Cordova:** Stated that she believed there should be three school sites including a
41 high school, and expressed that she wanted the commercial/business area developed
42 before homes were built. She stated that she was in favor of a school benefit district as
43 long as there would be not cost to the City. She requested the following changes be
44 added to the developers agreement:

- 45
- Sec. 4.7 - to add that there would be no cost to the City

- 1 • Sec. 4.8 – changed from Gopher tortoises to relocate any endangered species or
- 2 protected species; and from the consent of the City to the City Council
- 3 • Sec. 4.9 – that the City was not in favor of a Community Development District
- 4 and requested that any reference of a CDD be removed
- 5 • Sec. 4.10 – must ensure that the current citizens would not be burdened with any
- 6 expense the development might create, that those costs were the developer’s
- 7 responsibility
- 8 • Sec. 4.11 – that the City not be responsible for any utility costs or reimbursement
- 9 relating to the development
- 10 • Sec. 5.11 – City Parks & Rec. Account : \$179,000
- 11 • Sec. 5.12 – City General Account: add 7 staff members (1 per year) with benefits
- 12 • Sec. 5.13 – Emergency Medical Service: \$250,000 all due up front; and \$1.3
- 13 million for Fire Service
- 14 • Sec. 5.14 - 93,000 annually for the next 10 years or until build out which ever is
- 15 greater with \$93,000 due each Oct. 1st

16
17 Water and wastewater capacity was also discussed.

18
19 **Steve Richey:** Explained that the agreement was a draft and that many changes would be

20 made before an agreement was reached.

21
22 **Ed Earl:** Stated that he liked school benefits districts, that he was not opposed to

23 CDD’s, and that the developer must meet school concurrency and questioned the timing

24 issue of 10 years.

25
26 **Scott Gerken:** Explained that FL Statute 163.3229 states that a developer’s agreement

27 shall not exceed 10 years and, that after that time, a new agreement must be made.

28
29 **Joe Teri:** Stated that he expected many workshops before approval and that the details

30 would be worked out at that time.

31
32 **Mayor Yeager:** Stated (for the record) that he had spoken to the Lennar people many

33 times. He explained that it was his intention that the development not cause any increase

34 in taxes to the current residents; that the City should control the educational benefit

35 district; that if a CDD were approved that the City would also have control.

36
37 **Mayor Yeager:** Asked for public comment.

38
39 *Scott Gerken swore in those in the audience who wished to speak on the matter.*

40
41 **Richard Coppock (422 White Wing Circle):** Suggested that the developer build a shell

42 for the school, and work with the school board.

43
44 **Ann Wettstein Griffin (Fruitland Park):** Expressed her concern with the water and

45 distributed a handout (Exhibit B) to the Council.

1 **Sheri Wolkens (13302 Debbie Lane):** Expressed her concerns for the impact on the
2 roads, and urged the Council to encourage a turnpike interchange.

3
4 **Tammy Phelps (12740 Amber Ave):** Requested that the school impact to be addressed.

5
6 **Michele Bodzioch (12000 Grace's Way):** Stated that all questions should be answered
7 before transmitting to the State and expressed her concerns for the school overcrowding.

8
9 **Dottie Keedy (Lake County Economic Growth Director):** Stated that she had met
10 with the City Manager regarding the project and introduced herself to the Council.

11
12 **Joe Emanuele (212 Grassy Lake Rd):** Stated that he had just left the Clermont meeting
13 and that Clermont Council was considering extending their PDA to include Black West
14 and could include this project if it was denied by the City of Minneola. He urged the
15 Council to approve the project to allow the City to control the area.

16
17 **Dave Sherrick (901 Elm Forest Dr.):** Urged the Council to move forward with the
18 annexation, rezoning and transmittal.

19
20 **Thomas Merchant (Lake County Library System):** Reminded the Council that the
21 County is the provider of libraries in the County and that they would like to work with
22 the developer to ensure the library for Minneola.

23
24 **Cindy Barrow (11617 Osprey Point Blvd):** Expressed her concerns for the
25 overcrowding of the current schools.

26
27 **John Wood (no address given):** Stated that he owned 40 acres between Clermont and
28 Groveland and encouraged the Council to consider the water supply.

29
30 **Patti Donahue (17221 Grassy Lake Rd):** Expressed her concerns for the endangered
31 species in the area and urged the Council to deny the development.

32
33 **Becky Elswick (Lake Co. School Board):** Commended the Council for their concern
34 for schools and urged the Council to work towards joint planning with the surrounding
35 cities.

36
37 Council requested that workshops to be held for the Hills of Minneola annexation,
38 rezoning and developers agreement.

39
40 The Quasi-Judicial Hearing of Ordinance 2006-19 ended at 8:45 P.M.

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43

Mayor David Yeager

44 ATTEST:

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Jan McDaniel, CMC