

5 **Ordinance 2006-19 Hills of Minneola Annexation & Rezoning**  
6

7 **Scott Gerken:** Read Ordinance 2006-19 by title only, for the second time.  
8 He explained that the purpose of this hearing was to annex and rezone the property,  
9 which was the first step to a long process. He explained that because of the size of the  
10 development it was considered a DRI (Development of Regional Impact) and that many  
11 State and regional agencies had to review and approve the development. He also briefly  
12 summarized the Developer Agreement.

13  
14 *John Percy (Glatting Jackson), Tim Green and Peter Brandt (Green Consulting Group*  
15 *and City Planning Consultants) were sworn in.*  
16

17 **Tim Green:** Stated that the Planning & Zoning Board had reviewed the development  
18 and recommended approval.  
19

20 **John Percy (Glatting Jackson):** Explained the overall plan to the City through the PUD  
21 document (Exhibit C), the Developer's Agreement (Exhibit D) and the illustrative plan  
22 (Exhibit E).  
23

24 **Mayor Yeager:** Asked for Council comments.  
25

26 **Shane Perreault:** Inquired as to the amount the developer would provide for public  
27 works, and requested that the fee to be doubled, and asked that other contributions to the  
28 City be raised. He insisted that the developer meet school concurrency, and discussed lot  
29 sizes, setbacks, and home square footage.  
30

31 **Steve Richey:** Explained that he was not authorized to raise the contributions at this  
32 time.  
33

34 **Shane Perreault:** Referring to the Developers Agreement requested the following  
35 changes:

- 36 • Stated that he would allow St. Augustine grass
- 37 • Sec. 14 – delete the word substantially
- 38 • Sec. 15 – that the agreement specify that all street lights shall be paid for by the  
39 developer, not the HOA
- 40 • Sec. 27 – add or Lake County School Board to the first sentence  
41

42 **Sue Cordova:** Expressed her concerns with the open space and the amount allowed for  
43 community parks, school sites, roads, the proposed turnpike interchange, the  
44 multipurpose stadium and turn key recreation facilities.  
45

46 Scott Gerken swore in Brent Lacey (Glatting Jackson – Sr. Transportation Planner)

1 **Brent Lacey:** Explained the transportation impact analysis and how the road system  
2 would be studied.

3  
4 **Steve Richey:** Explained that the development would generate approximately \$7 million  
5 in impact fees over the course of the entire project.

6  
7 **Sue Cordova:** Stated that the EMS impact fees would not cover the cost of a call, and  
8 requested that on-street parking to be prohibited. She asked how many of the units would  
9 be an adult community and requested that all the bike lanes to be off-road or separated  
10 from the road. She asked that the equestrian section (eastern section of the 48 acres) be  
11 donated to the Friends of Ferndale.

12  
13 **Steve Richey:** Stated that all of her suggestions would be explored.

14  
15 Mayor Yeager called a 10 minute break at 8:40 P.M. The meeting reconvened at 8:50  
16 p.m.

17  
18 **Ed Earl:** Referring to the Developers Agreement:

- 19 • Sec. 7 - Requested that the words “no more than” be add to the number of homes
- 20 • Clarified that the developer should pay for the street lights
- 21 • Requested that the HOA maintains all landscaping within the development
- 22 • Asked for clarification of the well locations
- 23 • Sec. 14 – requested that the word substantially be removed from the last sentence
- 24 or that no permits would be issued on Phase II homes until the turnpike exchange
- 25 is complete
- 26 • Asked for clarification on helping build the stadium
- 27 • Stated that he believed that the police and fire coverage contributions were too
- 28 low
- 29 • Discussed the ad valorem taxes from phase I that would provide the funding for
- 30 fire and police coverage of phase II
- 31 • Requested that the square footage of the units be established and suggested that
- 32 the minimum single family home to be 1700 sq. ft.
- 33 • Requested that the set back for the garage to be 25’ from the sidewalk to allow
- 34 room for parking in the driveway and not obstruct the sidewalk
- 35

36 **John Percy:** Clarified that the minimum square footage would be 1,100 sq. ft. for town  
37 homes, 1,500 sq. ft. for medium density homes and 1,800 sq. ft. for low density homes.

38  
39 **Ed Earl:** Continued

- 40 • Asked for clarification on pg 4 of the PUD document regarding the impervious  
41 surface ratio
- 42 • Asked for clarification of open space and school sites
- 43

44 **Joe Teri:** Referred to the Developer Agreement:

- 45 • Pg 11 – 27 B, requested that a Council Member be appointed to the EFBD board

- 1       • Requested that St. Augustine grass be prohibited in the development and that by  
2       doing that 600 million gallons a water a year would be saved  
3

4       **Scott Gerken:** Clarified that an elected official was not allowed to hold office on such a  
5       board.  
6

7       **Jeff Larson (Financial Advisor for the City):** Explained that the City approves a  
8       district and that generally a staff member may be appointed to the board. He also stated  
9       that all of the district meetings are subject to the Sunshine Law.  
10

11       **Joe Teri:** Disclosed that he had spoken to Mr. Richey, Mr. Percy and several others  
12       regarding the project. He then referred to the PUD document:

- 13       • Pg 3 – # 3 b Upland Preserve – requested that the section be changed to follow the  
14       City Code (Sec. 102-281 & Sec.102-282)  
15       • Pg. 5 - # 5 Requested that one of the parks be handicap accessible  
16       • Requested that the conservation area southwest of Camp Lake to be increased  
17       • Pg. 7 - # 5 e Asked for clarification for parking at community parks  
18       • Pg. 8 - # 7 Asked for clarification of the Architectural Review Committee  
19       • Asked if a hospital was being considered within the project  
20       • Requested that all bike trails be off road trails  
21

22       **John Percy:** Stated that all bike trails were intended to be off road trails  
23

24       **Mayor Yeager:** Stated that all parks should be handicapped accessible; requested that  
25       the entire 48 acres of a strip of land within the project to be turned over to the City for a  
26       fire station, or to possibly turn it over to the Friends of Ferndale; and requested that the  
27       developer change the school site to the south end of the project  
28

29       Mayor Yeager called a ten minute recess at 9:45 p.m. The meeting reconvened at 9:55  
30       p.m.  
31

32       *Scott Gerken swore in those who wanted to participate in the hearing.*  
33

34       **Mayor Yeager:** Asked for public comment. He reminded the audience that they would  
35       each be allowed three minutes to speak.  
36

37       **Becky Elswick (Lake Co. School Board):** Reminded the Council that the school board  
38       had no funds to build new schools and that all developers would be required to meet  
39       school concurrency  
40

41       **Pat Kelley (1114 Windy Bluff Dr.):** Urged the Council to look to the future of  
42       Minneola and to annex the property.  
43

44       **Nancy Fullerton (Lake Co. Water Alliance):** Urged the Council to consider the diverse  
45       impact to the area.  
46

1 **Ann Wettstein Griffin (Fruitland Park):** Asked the Council to deny the project and  
2 expressed her concerns for the Chain of Lakes and Lake Apopka.

3  
4 **Robert Tomlinson (Montverde):** Asked the Council to save the ridge tops.

5  
6 **Patricia Donahue (17221 Grassy Lake Rd):** Urged the Council not to approve the Hills  
7 of Minneola.

8  
9 **John Artimovich (402 Bramble Way):** Urged the Council to ensure that the roads were  
10 completed prior to allowing more new homes.

11  
12 **Michele Countryman (829 Elm Forest Dr.):** Asked that the Council slow the growth in  
13 the area and to request more from the developer to ensure the safety of the residents of  
14 Minneola.

15  
16 **Joseph Bombardo (18139 Victorian Dr.):** Expressed his concerns that the growth may  
17 cause an increase in crime and with the increase in traffic in the area.

18  
19 **Edward Forehand (608 S. Main):** Reminded the Council of the new developments  
20 already approved.

21  
22 **Linda Stewart (Eustis):** Requested that the council keep the surrounding areas rural and  
23 asked that the Council deny approval of the project.

24  
25 **Jim Frana (208 Lace Bark Ct.):** Expressed his opinion that the area needs industrial  
26 sites, and urged the Council to approve the annexation and control how the property  
27 would developed.

28  
29 **Jeff Luck (703 Whisper Sound):** Asked that the Council protect the City and annex the  
30 property before Clermont did.

31  
32 **Randall Baker (Orlando):** Spoke to Council on the environmental issues and spoke  
33 against the annexation.

34  
35 **Keith Schue (Sorrento):** Spoke to the Council on environmental concerns for the area  
36 and some economic issues that the development could bring.

37  
38 **Carol Bombardo (18139Victorian Dr.):** Expressed her concerns with the overcrowding  
39 of the schools and asked the Council to stop growth.

40  
41 **Rob Kelly (Clermont):** Spoke to the Council on protecting the rural areas of the  
42 County.

43  
44 **Cindy Barrow(Clermont):** Asked the Council to consider the impact on the schools, the  
45 roads and to wait until all the City's questions were answered.

1 **Will Strohl (802 Palm Forest ):** Asked the Council to wait until they were comfortable  
2 with the Developer’s Agreement.  
3  
4 **Egor Emery (Eustis):** Urged the Council to deny the annexation.  
5  
6 **Pat Murphy (202 E. Osceola):** Expressed her support for the development.  
7  
8 **Richard Gonzalas (Windermere):** Encouraged the Council to work out the differences  
9 with the developers and congratulated the Council on their vision for the area.  
10  
11 **Joe Emanuele (112 Silverton):** Expressed his support of the development.  
12  
13 **Susan Koch (Clermont):** Expressed her support for the development.  
14  
15 **Judy Proli (Clermont):** Stated that she was against the development.  
16  
17 **Randall J. Moye, Jr. (832 Park Valley Circle):** Urged the Council to either table the  
18 issue until all concerns could be worked out or say “no” to the development at this time.  
19  
20 **Jessica Perreault (620 Westview Dr.):** Expressed her opinion against approval of the  
21 development and asked that the Council wait until all issues could be worked out.  
22  
23 **Sharon White (Minneola):** Stated that she believed the development would bring too  
24 many homes and urged the Council not to approve the development.  
25  
26 **Debbie Veit (1045 High Ridge Ct.):** Expressed her support for the development and  
27 reminded the Council that many state agencies would be reviewing the development prior  
28 to anything being built. She suggested that the Council table the vote for this meeting  
29 and get all of their concerns worked out.  
30  
31 **Mayor Yeager:** Brought the discussion back to the Council.  
32  
33 **Shane Perreault:** Stated he would not approve the development and expressed his  
34 concerns for so many details that had not been worked out at this time.  
35  
36 **Sue Cordova:** Stated that she believed there were too many unanswered concerns, and  
37 that she wanted specific answers in writing.  
38  
39 **Ed Earl:** Explained that the overcrowding of the schools would be addressed by school  
40 concurrency, and that the plan did preserve the ridge tops.  
41  
42 **Joe Teri:** Stated that he believed the development could be a foundation for the future  
43 prosperity for the City with the commercial development and the turnpike exchange.  
44

1 **Mayor Yeager:** Reminded the Council of the impact fees that would come to the City  
2 and requested that the developer consider donating a portion of the property at the South  
3 end of the development for a school/community park area.

4  
5 **Steve Richey:** Asked the Council to approve the annexation at this meeting. He  
6 recapped the agreement concerning school concurrency, road concurrency and the  
7 phasing of the development. He explained that the Developer's Agreement would be  
8 revised to include the Council's wishes. He also explained the DRI process and the  
9 PUD/Development Order process.

10  
11 **Scott Gerken:** Stated that he would work with Mr. Richey on revising the Developer's  
12 Agreement.

13  
14 **MOTION by Shane Perreault, to table Ordinance 2006-19 for six months.**

15  
16 No second, motion died.

17  
18 **MOTION by Sue Cordova to table Ordinance 2006-19 for 30 days and bring it back**  
19 **at the 2<sup>nd</sup> meeting in October.**

20  
21 No second, motion died.

22  
23 **MOTION by Shane Perreault to table for 3 months.**

24  
25 No second, motion died.

26  
27 **MOTION by Shane Perreault to approve Ordinance 2006-19 with the following**  
28 **clarifications: build three schools with no Education Facility Benefit District, one**  
29 **elementary school with 1100 student stations, one middle school with 1100 student**  
30 **stations, one high school with 1500 student station. You will build a fire station fully**  
31 **equipped to our Chief's specifications, a police station fully equipped to our**  
32 **Lieutenant's specifications or our own police chief if we have one at the time; a**  
33 **stadium to fit a minor league baseball team, whatever a minor league team needs,**  
34 **5,000 – 10,000 seats. You will build a public library suitable for a City of 10,000**  
35 **residents; you will increase the \$1,750.00 per house fee to \$5,000.00 per house. You**  
36 **will transfer the "finger" property in question to the City of Minneola; you will**  
37 **transfer the 111 acres on the South end of the property to the City; you will allow St.**  
38 **Augustine grass in the entire development; and a minimum of 1800 sq. ft. town**  
39 **homes and 2,000 sq. ft. homes with 25 ft. front and rear setbacks and 10 ft. side**  
40 **setbacks.**

41  
42 **Sue Cordova:** Requested that the motion be amended to include **that the turnpike**  
43 **exchange must be competed before any construction begins.**

44  
45 **MOTION was SECONDED by Sue Cordova.**

46

1 **AYE:** Perreault, Cordova

2

3 **NAY:** Yeager, Earl, Teri

4

5 **MOTION FAILED: 2-3**

6

7 Mayor Yeager called a ten minute break at 11:25. The meeting reconvened at 11:35 P.M.

8

9 **MOTION by Joe Teri, SECONDED by Ed Earl to table it to the next meeting to put**  
10 **down on paper all the changes and agreements that the Council and applicant have**  
11 **a meeting of the minds on, so we have a written document that shows everything.**

12

13 **AYE:** Yeager, Earl, Teri

14

15 **NAY:** Perreault, Cordova

16

17 **MOTION PASSED: 3-2**

18

19 The Quasi-Judicial Hearing ended at 11:35 P.M.

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Attest

\_\_\_\_\_  
Jan McDaniel, CMC

\_\_\_\_\_  
Mayor David Yeager