

**Minneola City Council  
and  
Minneola Planning & Zoning Commission  
Combined Workshop  
Minutes  
Minneola City Hall  
January 29, 2019 at 6:30 PM**

The City of Minneola City Council and Planning & Zoning Commission Workshop was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Lisa Jones, Councilor Kelly Price, Councilor Joe Saunders, Planning Commission Chair Debbie Flinn, Planning Commissioner Paul Giacalone, Planning Commissioner Jeff Henderson, Planning Commission William McCoy, Planning Commissioner David Yeager, Alternate Planning Commissioner Daniel Smith, County Commissioner Sean Parks, Joyce Heffington (City Planner), Ramon Flores (Code Enforcement), Mark Johnson (City Manager), Kristine Thompson (Administrative Assistant).

The Pledge of Allegiance was led by **Mayor Pat Kelley**.

**DISCUSSION ITEM**

**Item 1 Hills of Minneola Subdivision Plan.**

**Mayor Kelley** announced this project will be reviewed by the Planning & Zoning Commission next Monday (February 04, 2019).

**Mayor Kelley** explained the project will lose school concurrency in March.

**Denver Marlow**, of Sun Terra, Inc, stated there are 1,754 lots in the preliminary plan, the plan meets the guidelines of the master plan and they are requesting 400-450 lots in the first phase which is approximately 20% of development.

**Denver Marlow** also stated there is a 36 acre school site required in master plan. The preliminary plan is proposing a 31.6 acre school site which is 100% useable.

**Mayor Kelley** mentioned a tunnel under the road between the school and the park.

**Denver Marlow** confirmed there will be a pedestrian tunnel.

**Denver Marlow** stated they are requesting a variance for a longer block length. He explained the City's code limits blocks to 1,200 feet but they have a couple of blocks which are approximately 1,400 feet.

**Lisa Jones** expressed concerns with tunnel lighting, tunnel safety, and the homeless population.

**Denver Marlow** stated the main purpose of the tunnel is to get kids to and from school.

47 **Mayor Kelley** suggested installing a security camera.

48  
49 **David Yeager** suggested gating the tunnel and locking it after school hours.

50  
51 **Mayor Kelley** discussed park possibilities to include three distinct areas. He elaborated that one  
52 area would be open space for those wishing to fly kites, play Frisbee, etc. The second area  
53 would be sports fields which would be free and open to the public. The third area would be  
54 terraced and include an amphitheater.

55  
56 **Sean Parks** stated there are opportunities to share costs. He suggested a park at this site could  
57 cost approximately \$16 million and suggested some ideas for the park and possibilities on how to  
58 fund construction of the park.

59  
60 **David Yeager** inquired on the status of the school property, which is approximately 100 acres,  
61 on Scrub Jay Lane.

62  
63 **Sean Parks** indicated he would check on the status of this property.

64  
65 Discussion followed regarding park possibilities.

66  
67 **Mayor Kelley** mentioned he would like restrooms installed immediately.

68  
69 **Mayor Kelley** inquired if park and recreation impact fees could be used toward this park.

70  
71 **Mark Johnson** indicated a portion of impact fees may be used but he would need to look into  
72 the request further to confirm.

73  
74 **Item 2 Hills of Minneola Commercial Development Plan**

75  
76 **Mayor Kelley** inquired on the status of the shopping plaza.

77  
78 **Break at 7:15 p.m. to review shopping plaza plans.**

79  
80 **Resume at 7:24 p.m.**

81  
82 **Denver Marlow** presented an overview of the shopping plaza's location and design.

83  
84 **Denver Marlow** stated the 80 acres, across the street from this shopping plaza, will be the town  
85 center.

86  
87 **Mayor Kelley** asked if Citrus Grove Road is being designed to current standards so it will not  
88 need to be redone in the future.

89  
90 **Denver Marlow** confirmed it is a County approved road design.

91  
92 **Nathan Focht**, county resident, inquired about moving dirt and if the development will be flat.

93 **Denver Marlow** stated they are doing their best to preserve the natural topography.

94  
95 **Mark Johnson** indicated a section of Citrus Grove Road may need fill.

96  
97 **Lisa Jones** inquired about the Town Center.

98  
99 **Richard Jerman**, of Sun Terra, Inc., stated is will be similar to Winter Garden Village and the  
100 market will drive what goes there. He added that they will be submitting architectural designs to  
101 the City next week.

102  
103 **Lisa Jones** asked what builders will be constructing in the development.

104  
105 **Richard Jerman** stated in the next few months they can commit to a particular builder.

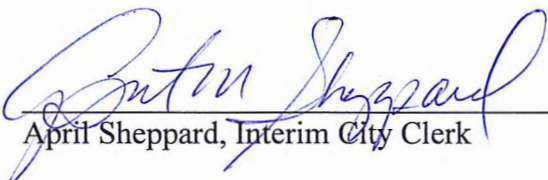
106  
107 Discussion followed regarding the number of homes in a phase, the preliminary plan, and, the  
108 park possibilities.

109  
110 **MOTION by Councilor Price, SECONDED by Councilor Jones to adjourn.**

111  
112 *(Meeting adjourned at 7:50 P.M.)*

113  
114  
115  
116  
117  
118   
Pat Kelley, Mayor

119  
120 **ATTEST:**

121  
122  
123  
124  
125   
126 April Sheppard, Interim City Clerk

