

1 **City of Minneola**  
2 **Council and Planning & Zoning Commission Joint Workshop**  
3 **Minneola City Hall**  
4

**April 10, 2018**  
**6:30 P.M.**

5 The City of Minneola Council and Planning and Zoning Commission Joint Workshop was  
6 called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor  
7 Lisa Jones, Councilor Joe Saunders, Planning & Zoning Commission Chair Debbie Flinn,  
8 Commissioner David Yeager, Commissioner Paul Giacalone, Commissioner Leonard Jackson,  
9 Commissioner Jeff Henderson, Commissioner Daniel Smith, Mark Johnson (City Manager),  
10 Scott Gerken (City Attorney), and Barbara Hollerand (City Clerk).

11  
12 A moment of silence was observed, followed by the pledge of allegiance led by Vice Mayor  
13 Serviss  
14

15 **DISCUSSION ITEM**

16 **Item 1: Minneola Five-Year Visioning Discussion “Minneola 2023”**  
17

18 **Mayor Kelley** distributed copies of a draft presentation he had developed to guide the workshop  
19 discussion.  
20

21 **Mayor Kelley** suggested keeping to a general discussion for each property at this initial  
22 workshop with details to be added at later meetings. He asked participants to keep in mind that  
23 some low-cost suggestions may be feasible to undertake in the short term, but that the  
24 availability of funding will dictate that other projects will need to be delayed. He said that if the  
25 additional homestead exemption amendment on the November 2018 ballot passes, it will likely  
26 reduce the City’s ad valorem tax revenues.  
27

28 **Mayor Kelley** said the handout included potential projects for:

- 29 • East Chester Street
  - 30 • Lakeshore
  - 31 • Main Avenue and U.S. Highway 27
  - 32 • 400 West Pearl Street
  - 33 • Old Fire Station
  - 34 • Quail Valley
  - 35 • Hancock Road
  - 36 • Council Cares initiative
- 37

38 **East Chester Street**  
39

40 **Mayor Kelley** spoke regarding adding a playground and pavilion as possible improvements to  
41 the East Chester Street property.  
42

43 **Councilor Price** described how the East Chester Street property is currently used as a passive  
44 park with community garden.  
45

46 **Commissioner Yeager** spoke against adding amenities that would attract loitering and  
47 vandalism

48

49 **Councilor Jones** suggested that the City actively market the community garden to offset  
50 declining interest and to add solar lighting for security.

51

52 **Commissioner Smith** suggested posting park hours and adding poured footers to the edges of  
53 the garden to better define its boundaries.

54

55 **Councilor Price** agreed to work with Mark Johnson to develop plans for the property

56

57 **Lakeshore**

58

59 **Mayor Kelley** next led a discussion of potential uses for the City's Lake Minneola Drive  
60 property which includes one parcel on each side of the road He spoke regarding creating a  
61 lakefront park along the trail He suggested adding a future dock and a veterans memorial

62

63 **Commissioner Yeager** spoke regarding creating lake access and installing angled parking and  
64 a future dock with C.R.A. funds.

65

66 **Councilor Saunders** spoke regarding the need for a crosswalk to safely connect the parking  
67 area to the lakefront

68

69 **Councilor Jones** suggested either creating parking or a park with outdoor fitness equipment

70

71 **Vice Mayor Serviss** suggested the outdoor fitness equipment might be better sited at Trailhead  
72 Park

73

74 **Vice Mayor Serviss** and **Commissioner Yeager** agreed to work together to bring additional  
75 ideas and plans for the property back to the Council for a follow-up discussion

76

77 **Councilor Saunders** suggested inquiring if the adjacent parcel is for sale

78

79 **Mark Johnson** suggested a police and firefighters memorial as an alternative to a veterans  
80 memorial

81

82 **Consensus** was for a police and firefighters memorial

83

84 **Between Main Avenue and U.S. Highway 27**

85

86 **Mayor Kelley** suggested that it might be necessary to designate a separate workshop to discuss  
87 plans for the old city hall/old Public Works properties

88

89 **Mayor Kelley** spoke regarding renovating and repurposing the community center and old city  
90 hall buildings as the new library and meeting space and then eventually tearing down the current  
91 Public Works structure and building space for a new post office to front U.S. Highway 27



92 **Commissioner Yeager** proposed creating a general store similar to what was historically there  
93 and offering a long-term lease to the post office

94  
95 **Councilor Jones** spoke regarding the City managing and renting properties.

96  
97 **Mark Johnson** spoke regarding the City's grant application for a new library to be built on the  
98 existing building footprint. He requested confirmation that staff should move forward with the  
99 application as drafted for this year's grant cycle.

100  
101 **Consensus** was to move forward with the grant application

102  
103 **400 West Pearl Street**

104  
105 **Mayor Kelley** spoke regarding the potential purchase of the property and the possibility of  
106 adding a roundabout, additional parking or a veterans memorial

107  
108 **Mark Johnson** said the asking price had been recently reduced and that the property could be  
109 used for centralized parking or a lift station. He noted that a four-way stop at West Pearl Street  
110 and Main Avenue would be installed soon.

111  
112 **Consensus** was to make an offer on the property.

113  
114 **Old Fire Station**

115  
116 **Mayor Kelley** spoke regarding possible uses for the property such as a park or the new location  
117 for Public Works

118  
119 **Commissioner Yeager** recommended creating a park on the old fire station property and  
120 moving Public Works near the wastewater treatment plant on Scrub Jay Lane.

121  
122 **Councilor Jones** asked if the old fire station site was large enough for a Public Works complex

123  
124 **Mark Johnson** said there was not enough property there for Public Works

125  
126 **Quail Valley**

127  
128 **Mayor Kelley** noted his suggested possibilities for the property included adding a connector  
129 road to Ardmore Reserve or a creating a public park

130  
131 **Vice Mayor Serviss** noted that some residents had expressed support for a connector road and  
132 providing another access point for emergency response.

133  
134 **Commissioner Yeager** spoke regarding his interest in a roundabout at that location

135  
136 Discussion followed regarding the feasibility of building the proposed roundabout and the  
137 funding source

A **resident** spoke in favor of a back entrance to Quail Valley to alleviate traffic issues

**Commissioner Smith** asked where the connection to U S Highway 27 will be from Ardmore Reserve

**Councilor Saunders** spoke regarding the extension of Fosgate Road to U.S. Highway 27 that will be built in conjunction with Ardmore Reserve's Phase IV

**Mark Johnson** spoke regarding the potential purchase of the Firestone Tires property at a future date for the Public Works complex location.

**Hancock Road – 4.275 acres**

**Mayor Kelley** spoke regarding the many options for this property based on its attractive location

**Commissioner Yeager** suggested using the property for parking until another use is identified. He suggested leaving a line of pine trees along the boundaries to provide a buffer.

**Commissioner Smith** inquired about locating a library there.

The **Consensus** of the majority was that parking is needed in the area.

**Commissioner Yeager** spoke regarding fencing the property adjacent to Pine Bluff.

**Councilor Saunders** expressed his interest in maintaining the aesthetics of the site by removing the pine trees but adding landscaping such as canopy trees and sod

**Mayor Kelley** spoke regarding identifying the action steps for the projects discussed at the workshop and assigning a Council member to lead the exploration of additional ideas and plans for that project

**Consensus** was for Councilor Price to work on the East Chester Street proposal; for Vice Mayor Serviss and Commissioner Yeager to work on the Lakeshore proposal, and to schedule another workshop to discuss the Main Avenue/U S Highway 27 old community center/old city hall property.

**Mayor Kelley** asked if Councilor Saunders would work with Chief Jan Otero and Mark Johnson on the new fire station

**Consensus** was to look into purchasing the Firestone property at a future date.

**Mayor Kelley** spoke regarding the proposed Council Cares initiative. He spoke regarding allocating a percentage of the millage rate to fund the initiative, securing capital donations from builders/developers, and offering services such as school tutoring and senior activities



183 **Mayor Kelley** said that at his recent meeting with Lake County Schools, staff had identified a  
184 need for assistance to high school students in preparing for the algebra exam required for  
185 graduation.

186  
187 **Mayor Kelley** spoke regarding providing programming for senior citizens such as line dancing  
188

189 **Councilor Jones** suggested holding a monthly dinner for seniors and inquired about senior  
190 discounts on water bills  
191

192 **Commissioner Yeager** suggested having a staff member or volunteer provide services for  
193 seniors  
194

195 **Mayor Kelley** spoke regarding how the City can use the Council Cares initiative of investing  
196 in the residents as its unique economic development strategy whereby the City becomes known  
197 as the Choice of Families.  
198

199 **Mayor Kelley** spoke regarding the planned workshop this summer with Lake County Schools  
200 and Lake County Sheriff's Office representatives  
201

202 **Mayor Kelley** said the schools would refer students in need of extra assistance  
203

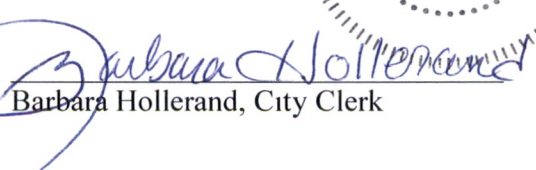
204 A **County resident** spoke regarding the Sugarloaf Mountain development and whether the City  
205 had any updates to share  
206

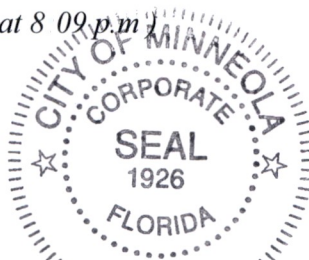
207 **Mark Johnson** spoke regarding the unlikelihood that additional lots would be platted in  
208 Sugarloaf in the new five years.  
209

210 **Vice Mayor Serviss** asked that exercise equipment at Trailhead Park be discussed at a future  
211 workshop  
212

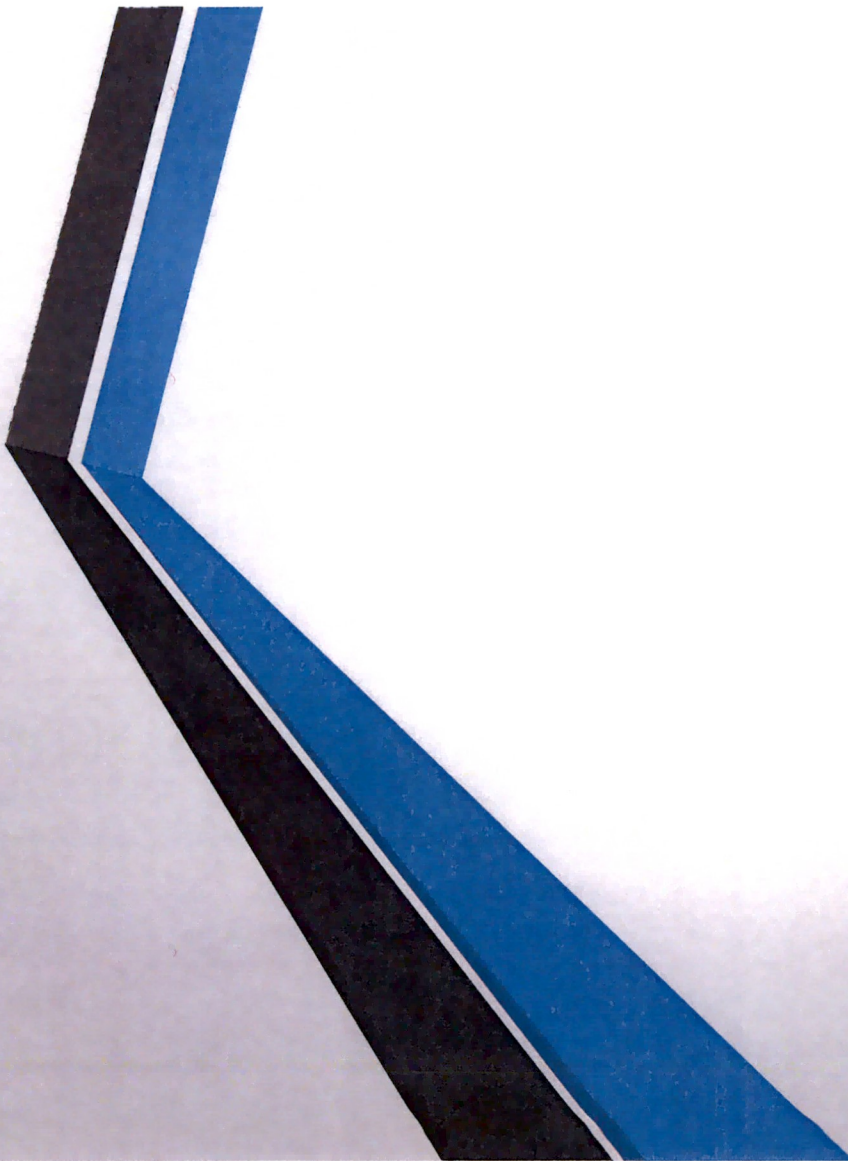
213 *(Workshop adjourned at 8 09 p.m.)*  
214  
215

216  
217  
218 **ATTEST:**  
219

220  
221   
222 Barbara Hollerand, City Clerk



  
Pat Kelley, Mayor



# Minneola 2023

## Draft

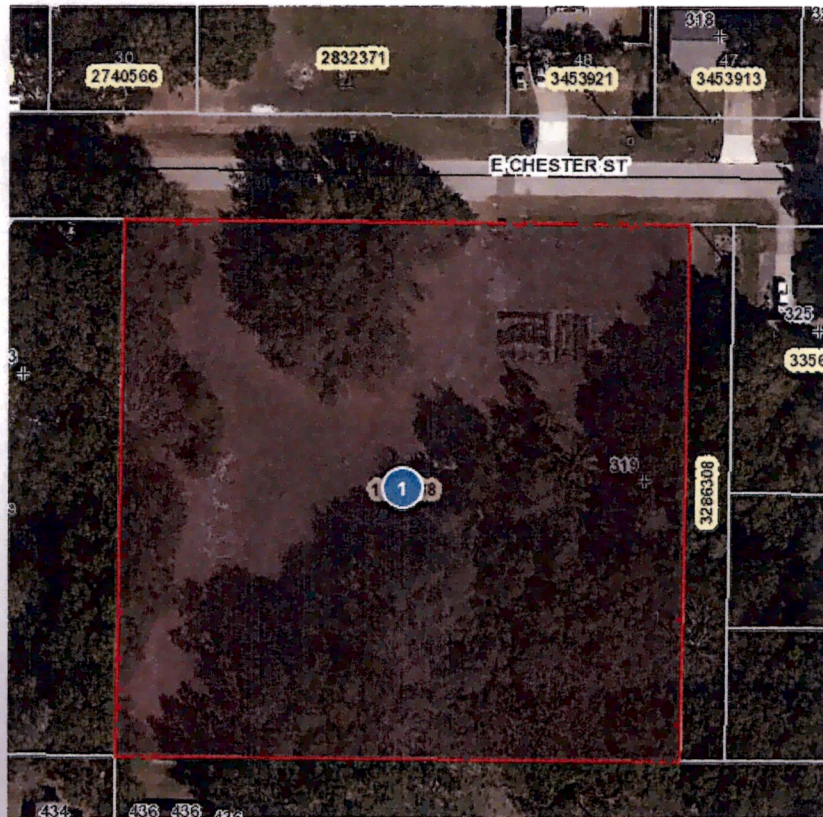




# Projects / Initiatives

- East Chester Street
- Lakeshore
- Between Main Street and US Hwy 27
- 400 West Pearl
- Old Fire Station
- Quail Valley
- Hancock Rd - Acres: 4.275
- Council Cares

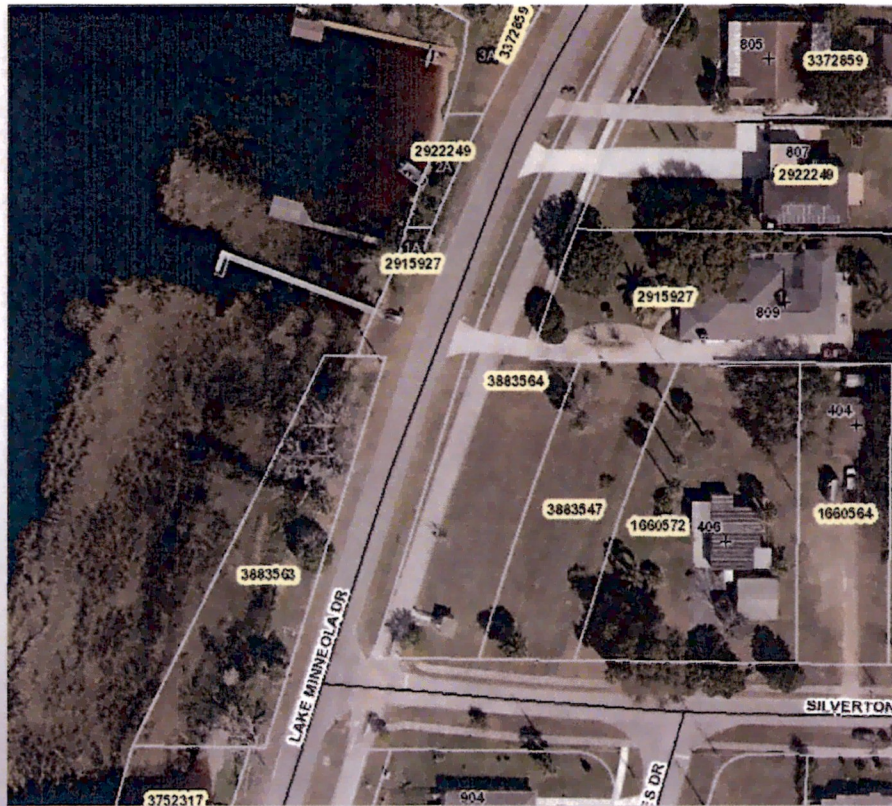
## East Chester Street



Possibilities -  
1 Add Playground  
2 Add Pavilion



## Lakeshore



## Possibilities -

- 1 Public Park
- 2 Veterans Memorial
- 3 Traffic Calming



## Between Main Street and US Hwy 27

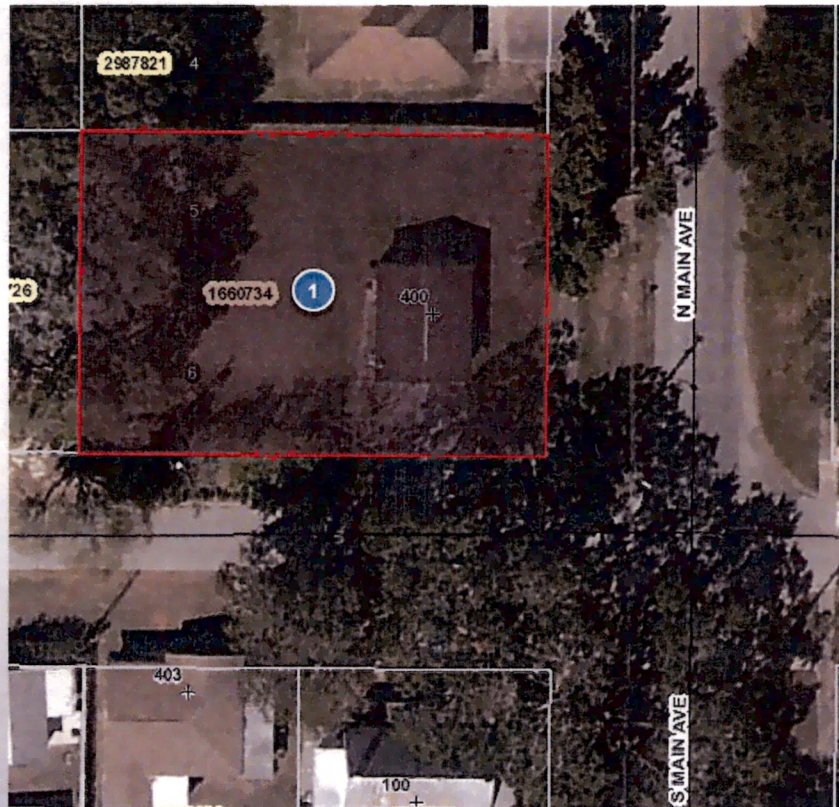


### Possibilities -

- 1 Redo Old Community Center into Library and Combine with Old City Hall as Addition meeting space
- 2 Remove Public Works and Build New Post Office
- 3 Community Playground



## 400 West Pearl – Possible Purchase



## Possibilities -

1 Add Round-A-Bout

2 Additional Parking

2 Veterans Memorial



Old Fire Station



Possibilities -

- 1 Public Works
- 2 Public Park



## Quail Valley

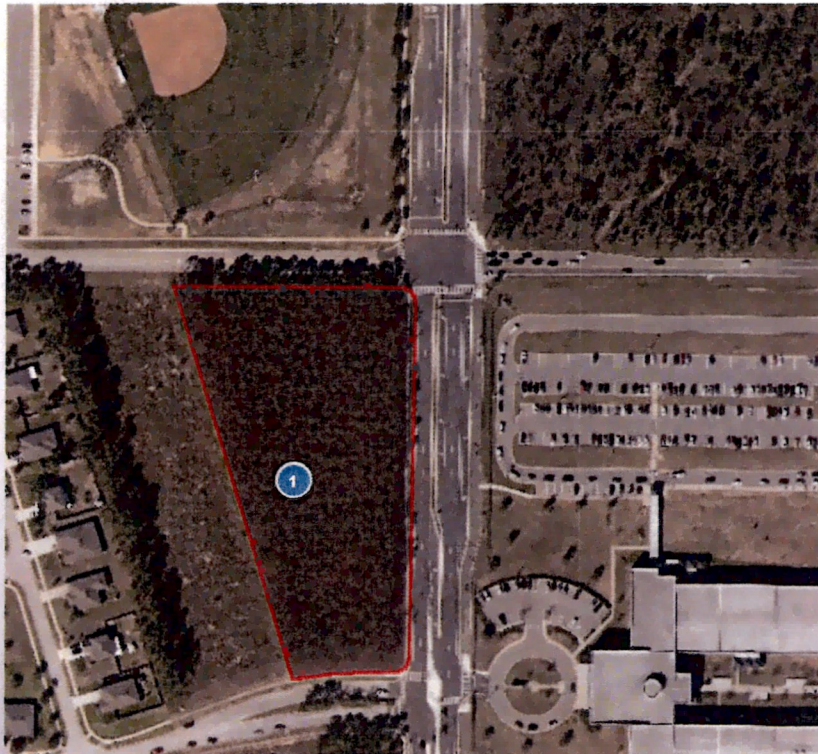


Possibilities -

1 Connector  
Road

2 Public Park

Hancock Rd - Acres: 4.275



Possibilities -

1

2

3





# Flow

- Purchase Property on Pearl and Main
- Add Play Ground and Pavilion to Chester
- Lakeshore Property
- Renovate Old Community Center and City Hall
- Build New Fire Station
- Move Public Works
- Build New Post Office



# ***Minneola's Council Cares Initiative***

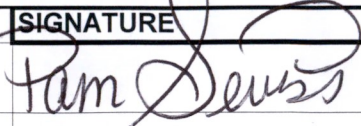

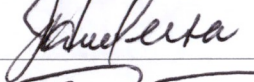

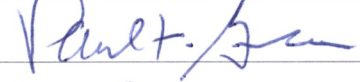



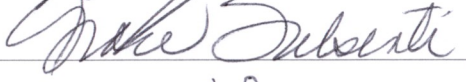
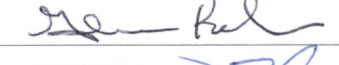

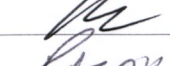
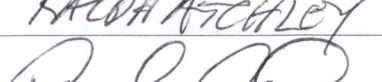

Nurturing Our Youth – Support Our Seniors

- % of Millage Rate to Fund
- Capital Donations from Builder/Developers
- Possible Services
  - School Tutoring
  - Senior Actives



City of Minneola  
Joint Workshop  
City Council and Planning Zoning Commission  
Sign-In Sheet  
April 10, 2018

PLEASE PRINT YOUR NAME CLEARLY

PRINT NAME	SIGNATURE	ADDRESS	PHONE
Pam Serviss		691 Park Valley Cir Minneola	352 274-2824
Debbie Flinn		905 Forest Hill Dr. - Minneola	407-209-8223
JEFF HENDERSON		814 Forestwood Dr. Minneola	352-303-5743
Daniel Smith		1849 Kerry St Minneola	407-488-7760
Paul Giacalone		625 - Arbor Pointe Ave Minneola	352-702-5341
KERRY POSTEL		2144 LULA RD, MINNEOLA	407-616-9832
NATHAN FOCHT		13045 MOUNTAIN TRAIL	
DAVID WYATT		13415 S. Woodlands Dr. Minneola	352-28-2328
GRACE JULSENTI		20138 Sugarloaf Mtn Rd	407-469-3939
Glenn Koch		19850 Sugarloaf Mtn Rd	407-488-6143
Ray Nivarez		839 Whisper Sound	352-217-1661
Kevin Cunningham			407-551-8760
Ralph Altabe		20439 Sugarloaf Mtn. Rd,	321-438-8841
Leonard Jackson		PO Box 1295, Minneola, FL 34755	352-978-7421
II			

