

1 MINNEOLA CITY COUNCIL  
2 AND  
3 MINNEOLA PLANNING & ZONING COMMISSION  
4 COMBINED WORKSHOP OF FOUNDERS RIDGE

5 Minutes

6 June 29, 2021 at 6:30 PM

7 Minneola City Hall  
8

9 The City of Minneola City Council and Planning & Zoning Commission Workshop was called to  
10 order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Debbie Flinn,  
11 Councilor Kelly Price, Councilor Joe Saunders, Planning Commission Chair Paul Giacalone,  
12 Planning Commissioner Jeff Henderson, Planning Commissioner William McCoy, Planning  
13 Commissioner Daniel Smith, Planning Commissioner Leonard Jackson, Joyce Heffington (City  
14 Planner), Ramon Flores (Development Services Manager), Jan Otero (Fire Chief), and Kristine  
15 Thompson (Planning Technician).  
16

17 CALL TO ORDER  
18

19 The meeting was called to order by Mayor Pat Kelley at 6:34 p.m.  
20

21 MOMENT OF SILENCE AND PLEDGE OF ALLEGIENCE  
22

23 A moment of silence was observed, and the Pledge of Allegiance was led by Vice Mayor Pam  
24 Serviss.  
25

26 DISCUSSION ITEM  
27

28 *Item 1: The Hills Apartment Phase 2*  
29

30 **Mayor Kelley** stated while he does not necessarily want more apartments built in Minneola, the  
31 developer has every right as a part of the Developer's Agreement to build apartments. Though, he  
32 was under the impression the second phase of the apartments would be the exact same as Phase 1.  
33

34 **Marc Skorman** stated it was never their plan for the second phase to be the same as the first phase.  
35

36 **Dustin Brinkman** discussed the cul-de-sac at the end of Fosgate Rd. They are requesting to be  
37 required to build a 90 ft cul-de-sac instead of a 120-foot cul-de-sac. Provided a truck turning  
38 exhibit showing the largest ladder truck in Orange County could make this turn. If required to build  
39 the 120-foot cul-de-sac, they required leniency for a parking variance as building a cul-de-sac with  
40 a 120-foot radius would take up a lot of the property.  
41

42 **Mark Kidwell** asked if the Fire Chief would consider a smaller radius. A larger radius would also  
43 affect the water retention area, and they would have to install an additional retaining wall.

44 **Dustin Brinkman** stated they would be losing about 40 parking spaces with the 120-foot radius.

45  
46 **Mayor Kelley** asked if this phase would have parking garages the same as the first phase.

47  
48 **Ken Linehan** stated there would be 96 parking garages.

49  
50 **Mayor Kelley** mentioned garages are usually used as storage instead of parking. This cul-de-sac  
51 is a road, not a typical cul-de-sac within a subdivision. They need to consider school busses. This  
52 issue would affect the community, not just the Fire Department. It was in their Development  
53 Agreement to build the cul-de-sac. Regarding the parking request, the code requires a certain  
54 amount of parking. If we agree to less, it will set a precedence leading to other developments to  
55 want less. He asked if they have done a study to show how many people use the garage parking.

56  
57 **Mark Kidwell** stated the first phase will soon be 95% full. He suggested the City look at the  
58 parking when everyone is home, as it is mostly empty. The school has stated that they do not want  
59 pedestrians walking down this road toward the school, so they do not intend on installing  
60 sidewalks. He believes installing a 120-foot cul-de-sac would encourage students to park there to  
61 walk down to the school.

62  
63 **Mayor Kelley** stated City roads need to have sidewalks.

64  
65 **Councilor Saunders** asked why the City needs this road. The original plan was for this road to  
66 connect to Citrus Grove Rd. Now there is nothing down there except the cul-de-sac itself. He  
67 doesn't see why the size of the cul-de-sac matters.

68  
69 **Chief Otero** explained the road serves as secondary access to the apartments and the high school.

70  
71 **Councilor Saunders** believes our fire trucks can turn around in 90-foot cul-de-sac.

72  
73 **Chief Otero** explained the City's code requires a 120-foot radius. One reason being, if there were  
74 to be any stacked parking in the cul-de-sac it would encroach on the 90 feet.

75  
76 **Mayor Kelley** does not remember saying Fosgate Rd. would be used as an entrance to the  
77 apartments.

78  
79 **Mark Kidwell** stated the City was to own the road, so the apartments could exit onto Fosgate Rd.  
80 Otherwise residents who want to go south on Hancock Rd., will cut through the development to  
81 the north to reach the stop light.

82  
83 **Commissioner Smith** does not believe anyone will cut through the neighborhood to get to a light.  
84 They will go the shortest route.

85  
86 **Councilor Saunders** suggested installing a left turn only sign when exiting the apartment  
87 complex. Then people cannot turn right to go through neighborhood, only left for Hancock Rd.  
88 and make a U-turn if necessary.

89 **Mayor Kelley** stated if it is a City road, it must have a 120-foot cul-de-sac. If not a City road, it  
90 doesn't have to have a cul-de-sac.

91  
92 **Vice Mayor Serviss** explained whether it is our road or not, the Fire Chief is saying it must be 120  
93 feet.

94  
95 **Commissioner Smith** stated they need to build it, because that is what was agreed to.

96  
97 **Chief Otero** explained they cannot build on a road that is private. The City needs to obtain it first.

98  
99 **Scott Gerken** stated the school was willing to turn it over to the City, but the City needed to make  
100 sure it was able to meet requirements.

101  
102 **Ken Linehan** asked if the City was willing to not worry about installing the cul-de-sac if there is  
103 adequate access from Gatewood Avenue, by having two exits in and out.

104  
105 **Scott Gerken** explained there is a clause in the Developer's Agreement requiring the cul-de-sac  
106 if this city can obtain the property from school.

107  
108 **Mayor Kelley** asked if we choose not to obtain the property and the developer does not build the  
109 cul-de-sac, is the back entrance on the south side of the property still required.

110  
111 **Jan Otero** stated he would have to check.

112  
113 **Commissioner McCoy** believes no one has considered the traffic flow on Fosgate Road. from the  
114 school. He does not believe it would be a good idea to put a cul-de-sac here. It should be left how  
115 it currently is.

116  
117 **Commissioner Giacalone** thinks the developer should talk it out with the school board.

118  
119 **Mark Skorman** doesn't believe the school board wants anyone to use Fosgate Road. if they own  
120 it.

121  
122 **Commissioner Henderson** doesn't see a reason why the City needs this road.

123  
124 **Commissioner Smith** believes we should let the school board keep the road.

125  
126 **Commissioner Jackson** expressed he is not worried about the road.

127  
128 **Vice Mayor Serviss** does not believe we need the road.

129  
130 **Mayor Kelley** explained the City does not have a burning desire to acquire the road.

131  
132 **Dustin Brinkman** explained there is a portion of the City's code that allows them to reduce the  
133 size of parking spaces if it increases green space.

134 **Mayor Kelley** stated he was worried about large trucks fitting.

135  
136 **Robby Boone** stated this is something the code allows, so unsure how the Mayor could override  
137 this.

138  
139 **Marc Skorman** suggested if that's what the City wants, they would agree to stay amicable.

140  
141 **Dustin Brinkman** asked if motorcycle parking can be counted toward parking spaces.

142  
143 **Vice Mayor Serviss** asked why they are trying to increase green space if they meet green space  
144 requirements.

145  
146 **Dustin Brinkman** explained only the parking along the perimeter would be smaller. The smaller  
147 parking allows for more green space. Parking spaces by sidewalk would still be 20 feet long.

148  
149 **Mayor Kelley** stated he is ok with an 18-foot length if the parking space is still 10 feet wide.

150  
151 **Dustin Brinkman** discussed a conceptual drawing of the pool clubhouse area. He inquired about  
152 setback requirements for these buildings and proposed adjusting the setbacks slightly.

153  
154 The Council and Commission were ok with what they were proposing.

155  
156 **Mayor Kelley** inquired about charging stations, and if there would be a fence at the edge of the  
157 property.

158  
159 **Mark Kidwell** stated there will be eight charging stations and there will be a rod iron fence.

160  
161 **Mayor Kelley** expressed concern that rod iron would show mix-matched fences behind them,  
162 should they exist.

163  
164 **Mark Kidwell** stated there is a wall there now, so any fences beyond that would not be visible.

165  
166 It was asked why the Fire Chief wants the emergency gates installed farther apart.

167  
168 **Chief Otero** explained the City cannot handle large incidents on our own, should they arise. When  
169 coming in on a road like Fosgate and the two complexes being similar, another entity could get  
170 confused while responding to the scene.

171  
172 A discussion followed regarding timeline of construction.

173  
174 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss to adjourn.**

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176 **AYE:** Serviss, Flinn, Kelley, Price, Saunders, Giacalone, Henderson, McCoy, Smith, Jackson

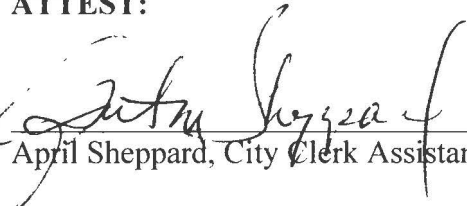
177  
178 **NAY:** None

179 **MOTION PASSED: 10-0**

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181 *(Meeting adjourned at 7:56 P.M.)*

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Pat Kelley, Mayor

187 **ATTEST:**

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April Sheppard, City Clerk Assistant

