

**Minneola Planning & Zoning Commission
Meeting Minutes
October 2, 2023, at 6:30 PM
Minneola City Hall**

The City of Minneola Planning & Zoning Commission was called to order by Vice Chairman Jeff Henderson. Also present were Commissioner Oscar Trujillo, Commissioner William McCoy, Commissioner Nathan Focht, Vice Mayor Debbie Flinn, Scott Gerken (City Attorney), Mark Johnson (City Manager), Joyce Heffington (City Planner), and Kelly Wilson (City Clerk Assistant).

CALL TO ORDER

Vice Chairman Jeff Henderson called the meeting to order at 6:31 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by **Vice Chairman Henderson**.

Vice Chairman Henderson and **Commissioner Trujillo** asked for another moment of silence to be held in honor of the Lake Minneola High School student who passed away earlier that day.

Joyce Heffington asked that Commissioner Jackson be excused from the meeting.

MOTION by Commissioner McCoy, SECONDED by Commissioner Focht to excuse Commissioner Jackson from the meeting.

AYE: Henderson, McCoy, Trujillo, Focht

NAY: None

MOTION PASSED: 4-0

AGENDA REVIEW

There were no changes.

Scott Gerken stated that Paul Giacalone is no longer on the Planning & Zoning Commission and per City Code, the City Council will fill the vacancy at some point in the future. Until that time, the alternate, Nathan Focht, will step in as a full voting member. Jeff Henderson, Vice-Chairman will serve as Chairman for tonight's meeting.

PUBLIC COMMENTS

There were no comments.

MINUTES**Item 1: Planning & Zoning Commission Minutes – September 18, 2023**

MOTION by Commissioner McCoy, SECONDED by Commissioner Focht to approve the September 18, 2023, Planning & Zoning Commission Meeting Minutes.

AYE: Henderson, McCoy, Trujillo, Focht

NAY: None

MOTION PASSED: 4-0

COMMISSION DISCUSSION AND ACTION ITEMS

Scott Gerken reminded everybody that items 2 and 3 were continuations from the last Planning and Zoning meeting and that the amendment was split into two separate amendments at the request of the public and Planning & Zoning Commission.

Item 2: Advent Health Hills of Minneola Developer Agreement Amendment

Joyce Heffington spoke about the Developer Agreement for the Advent Health Hospital. She indicated staff recommends approval.

Borron Owen Jr., attorney with Gray-Robinson Law Firm which represents Advent Health, spoke about working with the city on the amendment to the agreement and making the changes to the plans as requested at the last meeting.

Nathan Focht reiterated his concerns about the helipad, flight path, houses, and parking garage but would have no objections to see the project move forward.

Public Comment

There were no comments.

Scott Gerken suggested there were some minor changes that were made to the language involving the retaining wall regarding signage on the retaining wall. He indicated signage would not be allowed on the retaining wall per the request of city staff.

MOTION by Commissioner Focht, SECONDED by Commissioner Trujillo to approve Item 2: Advent Health Hills of Minneola Developer Agreement Amendment.

AYE: Henderson, McCoy, Trujillo, Focht

NAY: None

MOTION PASSED: 4-0

94
95 **Item 3: Minneola Land LLC Hills of Minneola Developer Agreement Amendment**
96

97 **Joyce Heffington** spoke about the commercial parcel adjacent to the Hospital. She indicated staff
98 recommends approval.
99

100 **Mark Johnson** added the city asked the developer to create a plan with vertical integration and
101 various attractions that would create a unique anchor for Minneola in Lake County and how
102 beneficial it would be for the city for the future.
103

104 **Public Comment**
105

106 **Tara Tedrow**, attorney with Lowndes Law Firm representing the applicant, spoke about the
107 revisions made after the last Planning & Zoning Commission meeting. She also stated that
108 Skorman Properties and Richland signed an agreement regarding the location of a connector road
109 and that both parties were satisfied with the proposed road location. She also indicated they made
110 some clarifications to the agreement such as changes to the use table, no cell towers, restrictions
111 on full liquor licenses, and have conceptionally agreed to everything that the commission
112 previously requested.
113

114 **Joyce Heffington** said that she had not had a chance to review the changes proposed tonight but
115 was sure if they had addressed the road and other issues it should be okay.
116

117 **Matt Young**, Richand Communities, discussed the Memoranda of Understanding that
118 conceptualizes interconnectivity.
119

120 **Brent Spain**, attorney with Theriaque & Spain representing Jen Florida 30/Sunterra, indicated
121 they submitted the requested changes to the amendment and indicated that there was some
122 language added regarding the water and wastewater concerns, concurrency, transportation trips,
123 and other corrections were added.
124

125 **Tom Brust**, 19132 Bridges Glen Ln., expressed concern about the boat and RV storage units and
126 the impact the project will have on traffic on 561-A. He also spoke about landscape buffers.
127

128 **Jeff Henderson** and **Nathan Focht** asked if the developer had an example of what the project
129 would look like.
130

131 **Tara Tedrow** indicated the traffic calculations used show that the impact is small due to non-daily
132 use so it should not be large impact to traffic. She suggested they plan to keep as many trees as
133 possible and were working with area residents as to what they would like to see in the project. She
134 confirmed the project would not include U-Haul moving trucks.
135

136 **Nathan Focht** discussed working with the developers on a solution to the connector road.
137

138 **Public Comment**
139

There were no further comments.

There was a discussion regarding the decorative grain silo, cell towers, valet parking, and golf cart accessibility.

MOTION by Commissioner Focht, SECONDED by Commissioner McCoy to approve Item 3: Minneola Land LLC Hills of Minneola Developer Agreement Amendment.

AYE: Henderson, McCoy, Trujillo, Focht

NAY: None

MOTION PASSED: 4-0

FINAL PUBLIC COMMENT

There were no comments.

REPORTS

Councilor Flinn spoke about the Kicking Cancer Kickball Tournament which was held on September 30.

Joyce Heffington reminded the commission the annual Kids' Safe Night Out was this month on Halloween.

Commissioner Trujillo inquired about the possibility of pedestrians overwalks in certain areas.

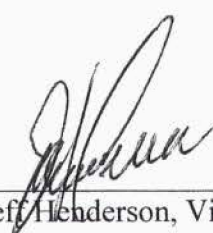
MOTION by Commissioner McCoy, SECONDED by Commissioner Focht to adjourn.

AYE: Henderson, McCoy, Trujillo, Focht

NAY: None

MOTION PASSED: 4-0

Meeting adjourned at 7:15 P.M.)



Jeff Henderson, Vice Chairman

ATTEST:



Corey DeVogel, Planning Technician