

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

5 Minutes  
6 June 7, 2021 at 6:30 PM  
7 Minneola City Hall  
8

9 The City of Minneola City Council and Planning & Zoning Commission Combined Workshop  
10 was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor  
11 Debbie Flinn, Councilor Kelly Price, Councilor Joe Saunders, Planning Commission Chair Paul  
12 Giacalone, Planning Commissioner Jeff Henderson, Planning Commissioner William McCoy,  
13 Planning Commissioner Daniel Smith, Mark Johnson (City Manager), Joyce Heffington (City  
14 Planner), Ramon Flores (Code Enforcement), Kristine Thompson (Planning Technician), Corey  
15 DeVogel (Planning Technician).

16 **CALL TO ORDER**  
17

18 The meeting was called to order by Mayor Pat Kelley.  
19

20 **MOMENT OF SILENCE AND PLEDGE OF ALLEGIENCE**  
21

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

24 **DISCUSSION ITEM**  
25

26 **Item 1: Founder's Ridge Proposed Master Plan**  
27

28 **Mayor Kelley** stated this project has an existing P.U.D., but the owners are requesting to start over  
29 with a new plan. The project was entirely residential. The owners are now proposing a mixed use.  
30 The previous plan included an amphitheater, and the City was due to receive a set amount of  
31 money. He advised the City Council and the Planning & Zoning Commission to consider what we  
32 were getting when considering what they are proposing. He stated the piece of road between Phase  
33 1 and Phase 3 of Citrus Grove Rd. needs to get straightened out and built. Funding for the  
34 construction of this portion of Citrus Grove Rd. still needs to be settled.  
35

36 **Joe Zagame**, of Presco Real Estate Group and Founders Ridge Representative, stated this plan has  
37 been in the works for over a year. The prior plan had over 1,000 single family homes. He explained  
38 the slate was wiped clean and believes this mixed-use community will be a center point for the  
39 City. He introduced Greg Beliveau as the designer of this new plan.  
40

41 **Greg Beliveau**, of LPG Urban and Regional Planners, Inc. and Founders Ridge Representative,  
42 explained Citrus Grove Rd. was south of the project in the previous plan but the road will now go  
43 through the middle of the project. When putting this plan together, they tried to consider the uses  
44 in the surrounding area. Most of the uses abutting the project are residential. He explained the Hills  
45 is planning to have a light industrial use above the east portion of this project, so they are planning  
46 to include some light industrial on the east side of the project as well. This light industrial use will  
47 be buffered by an existing power line and associated easement. They believe this project will create  
48 a downtown type of core. It will include plazas, internal trail networks, and an assisted living

49 facility. There will be townhomes overlooking the lake and single-family homes north of the  
50 townhomes. The lot sizes will be consistent with the existing P.U.D., which include 40', 50', and  
51 60' lots. It will also include 67 acres of open space. He explained there is an option to change the  
52 multi-family use to the single-family homes, depending on the market demand at the time.  
53

54 **Mayor Kelley** asked if Scrub Jay Ln. would be a two-lane road with bike trails.  
55

56 **Greg Beliveau** confirmed it would be.  
57

58 **Mayor Kelley** asked if the trail would be crossing over the Turnpike when Scrub Jay Ln. is  
59 realigned.  
60

61 **Jeff Earhart**, Lake County Engineering Manager, confirmed the trail would cross over the  
62 Turnpike.  
63

64 **Joe Zagame** stated a conversation they had with the City is what drove this change in the plan and  
65 asked Mark Johnson what the City's ratio was for commercial uses.  
66

67 **Mark Johnson** stated Minneola currently has 7 to 8 percent of commercial property but has a goal  
68 of 20 to 30 percent of commercial property.  
69

70 **Mayor Kelley** asked Joe Zagame to define what light industrial would include.  
71

72 **Joe Zagame** stated it would be like State Road 429 with attractive warehouse distribution.  
73

74 **Mayor Kelley** asked if this would be built and leased out separately or done as a subdivision.  
75

76 **Joe Zagame** stated he would like to do it as one planned project.  
77

78 **Mayor Kelley** asked if the industrial area would be on a separate P.U.D. as the same P.U.D. as the  
79 rest of the project.  
80

81 **Joe Zagame** stated this still needs to be worked out. Their legal counsel was not able to be present  
82 tonight. They need to figure out how their existing C.D.D. would affect this new plan.  
83

84 **Mayor Kelley** informed the group that Founders Ridge had an existing C.D.D. that was never  
85 executed.  
86

87 **Commissioner Giacalone** commented on the topography of the area. He asked how Citrus Grove  
88 Rd. will be able to accommodate traffic under these conditions.  
89

90 **Greg Beliveau** stated that would be up to Lake County.  
91

92 **Aaron Blake**, of Presco Real Estate Group and Founders Ridge Representative, stated the  
93 topography is mostly flat in the area they are planning to construct the road.  
94

95 **Sean Parks**, Lake County Commissioner, stated things can be added such as traffic calming  
96 features, crossings, and landscaping to help slow down traffic.

97 **Commissioner Giacalone** asked how wide the streets would be inside the developments.

98  
99 **Mayor Kelley** suggested the developer think about making the roads more residential friendly.

100  
101 **Greg Beliveau** stated the roads will have 50' rights-of-way.

102  
103 **Councilor Saunders** suggested they do away with the name "Founder's Ridge." They should start  
104 this project with better name and something with Minneola in it would appeal to him. He stated he  
105 has a problem with the light industrial. It should be separate from the residential project. He does  
106 not like the idea of the industrial coming off Citrus Grove Rd., it should come off the Turnpike.  
107 Industrial and residential should not be mixed.

108  
109 **Mayor Kelley** stated he believes Lake County plans to bring Sullivan Rd. down and around, so it  
110 is parallel to the Turnpike, which would connect to this large industrial place.

111  
112 **Joe Zagame** asked Councilor Saunders what about traffic is concerning him.

113  
114 **Councilor Saunders** stated he is not concerned about traffic but the separation of communities.  
115 He does not want tractor trailers going down Citrus Grove Rd. There should be a dedicated road  
116 set up for industrial.

117  
118 **Greg Beliveau** stated northeast of their planned industrial area is the industrial use within the Hills  
119 of Minneola. Sullivan Rd can be the entrance to the light industrial.

120  
121 **Mayor Kelley** stated we can work with Lake County to let them know our vision is for the light  
122 industrial area to be accessed from Sullivan Rd.

123  
124 **Mayor Kelley** asked in the next rendition of the plan to have the residential option in place of the  
125 multi-family option.

126  
127 **Councilor Saunders** believes the County should finish Citrus Grove Rd. so it can be completed  
128 faster.

129  
130 **Joe Zagame** would like to see the developer's agreement approved by the end of the year.

131  
132 **Mayor Kelley** asked if impact fees can be taken from one development and used on another  
133 developments.

134  
135 **Sean Parks** stated impact fees are collected within a district and can be used toward a project that  
136 is more prioritized.

137  
138 **Councilor Saunders** stated a school bus needs to be able to turn around without driving through  
139 the entire development.

140  
141 **Councilor Saunders** stated he did not see retention ponds shown on the plan.

142  
143 **Jeff Earhart** stated they would like to have joint use ponds.

144  
145 **Aaron Blake** stated they are working on the design of retention ponds.

**Aaron Blake** indicated on the north and east side of Grassy Lake will include walking trails and a bike trail which would all go down to the lake. There will also be a dog park by the lake. The passive marina is there and will allow access to the water when water is present.

**Joe Zagame** stated a restaurant near the lake will be proposed.

**Councilor Saunders** suggested he was okay with the plans other than his mentioned concerns.

**Commissioner Smith** stated the project looks good to him and is better than it was. He asked if there would be a traffic light at the Scrub Jay Ln. intersection.

**Mayor Kelley** stated there would be a stop light at Scrub Jay Ln. and a stop light at Grassy Lake Rd. He stated he does not want pillar traffic lights.

**Joe Zagame** suggested the City could build a city hall in this project to help kick it off.

**Commissioner Smith** stated he is concerned there are too many roads accessing Scrub Jay Ln.

A discussion followed regarding proposed parking and what would be an adequate amount.

**Commissioner Smith** expressed concern with the amount of concrete in the middle of the project. He Asked if there was another way to plan a parking area.

**Mayor Kelley** agreed with Councilor Saunders, the project should be renamed.

**Vice Mayor Serviss** suggested the name should have "Minneola" in it.

**Sean Parks** discussed a funding agreement for Citrus Grove Rd.

A discussion followed regarding surrounding projects in Minneola and Montverde, Sugarloaf Mountain and Sugarloaf Mountain Rd., various road projects in the area.

*(Meeting adjourned at 8:00 P.M.)*



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Pat Kelley, Mayor

**ATTEST:**



Kristine Thompson, Planning Technician

