

**Minneola City Council
Workshop Minutes
Minneola City Hall
April 26, 2022 at 6:30 PM**

The City of Minneola Council Workshop was called to order by Mayor Pat Kelley. Also present were Councilor Kelly Price, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), Kristine Thompson (City Clerk).

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:30 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by **Councilor Kelly Price**.

DISCUSSION ITEM

Item 1: Minneola Ridge & Richland Properties

Mayor Kelley opened the discussion with a brief overview of the project location, the history of the project, and what the developer was wishing to discuss at this workshop.

Matt Young spoke about the exhibits that were provided and gave a brief overview. He suggested they will be requesting to annex additional property and requesting an amendment to the current developer's agreement.

There was a brief discussion regarding land uses and their coordinating colors on the provided exhibit.

Matt Young explained one of the properties they will be requesting to annex is on Sullivan Road and was brought before council as discussion in the past and was later withdrawn. They would like to incorporate this parcel in the overall PUD after annexation. He suggested they are under contract for another property on Sullivan Road, currently owned by Lake County School Board, and will also be requesting to annex this parcel and include it in their PUD. However, the school board will be retaining 35 acres of the parcel.

Matt Young indicated the 10-acre parcel shown in gray will be dedicated to the city to be used to expand the Wastewater Treatment Plant (WWTP) and there is a stormwater management area planned downhill from the WWTP.

Mark Johnson spoke about the parcel indicated as educational on the plan, suggested this parcel should be made industrial instead due to the proximity to the WWTP and other utility sites nearby.

46 **Mark Johnson** also suggested the parcel adjacent to the Hills of Minneola, is planned to be an
47 industrial use. He expressed concern with building homes so close to an industrial area.

48
49 There was a discussion regarding roads, access points to the project, and proposed interchanges.
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51 **Mayor Kelley** asked how many houses were being requested compared to the original PUD.
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53 **Matt Young** explained there would be approximately 500 single family detached homes, the
54 original PUD allowed for 731.
55

56 **Mayor Kelley** asked about attached dwelling units.
57

58 **Matt Young** suggested townhomes are an example of a single family attached dwelling unit.
59

60 **Mayor Kelley** asked if condominiums are considered multifamily or single family.
61

62 **Ryan Seacrist** suggested condominiums are typically considered multifamily.
63

64 **Councilor Saunders** asked how traffic would access the project, would traffic be increased on
65 Sullivan Road?
66

67 There was a discussion regarding a roundabout on Sullivan Road and other traffic calming
68 devices.
69

70 **Mayor Kelley** explained when Richland builds roads for the project, they should leave enough
71 right-of-way to allow for widening in the future, should it be needed.
72

73 **Mayor Kelley** expressed concern with having apartment so close to the WWTP.
74

75 **Matt Young** explained there was a 75-foot power easement and a stormwater area which would
76 separate the apartments from the WWTP.
77

78 **Councilor Saunders** also expressed concern with apartments.
79

80 **Mayor Kelley** spoke about having the PUD detail the timeframe in which phases would be
81 developed.
82

83 **Matt Young** suggested there is an area which could be dedicated to the city to be used as a passive
84 park, with walking trails, to connect to the existing trail system.
85

86 There was a discussion regarding Richland's financial obligations to the city, amounting to
87 \$395,000.00.
88

89 **MOTION by Councilor Price, SECONDED by Councilor Saunders, to adjourn the meeting.**

AYE: Kelley, Price, Saunders

NAY: None

MOTION PASSED: 3-0

(Meeting adjourned at 8:08 P.M.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

