

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

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Serviss, Councilor Debbie Flinn, Councilor Kelly Price, Councilor Joe Saunders, Chairman Paul Giacalone, Commissioner Jeff Henderson, Commissioner Oscar Trujillo, Commissioner Leonard Jackson, Commissioner William McCoy, Scott Gerken (City Attorney), and Kristine Thompson (City Clerk).

CALL TO ORDER

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

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

DISCUSSION ITEMS

Item 1: Village Center Apartments

Richard Jerman indicated the master plan for the town center includes bike paths, which connect to the Cyrene development and the tunnel leading north. They plan to put a park which could be used for various activities. Within the large commercial center, there will likely be a Walmart Superstore. There will be an additional park with a tot lot. Outparcels will include restaurants. There will also be a 120-room hotel. He suggested the developer is offering something different by incorporating parks into a shopping center.

Mayor Kelley stated the city's code requires commercial buildings to be less than 18,000 square feet. A Walmart Supercenter would exceed this amount. He suggested he expects a town center to include walkability. He stated one large retail building does not fit into the city's vision of the town center. Mayor Kelley directed the developer to redesign the retail portion of the project.

Vice Mayor Serviss suggested the city would benefit from some entertainment in this area.

A discussion followed regarding the proposed apartments

Richard Jerman suggested for the time being, they can leave the retail portion blank while they move forward with the portion containing the apartments.

Michael Wiesner stated there would be 313 units.

Erick Hernandez, 1692 Hamlin Ridge Rd., stated he would not want a Walmart in this area.

48 **Luis Rosario** explained he has been looking for property to build a daycare.

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50 **Richard Jerman** suggested there may a site available behind Publix and he could get him in
51 touch with these representatives.

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53 **Item 2: Cyrene Lot Split**

54 **Item 3: Cyrene Lot Aggregate**

55 **Item 4: Cyrene Preliminary Subdivision**

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57 **Mayor Kelley** spoke about the Cyrene Subdivision. He shared this development will be a gated
58 community containing single family rental homes. This would include both detached and attached
59 dwelling units.

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61 A discussion followed regarding the proposed homeowner's association (H.O.A.) regulations,
62 how the H.O.A. will operate, and what the H.O.A. will be responsible for.

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64 **Councilor Saunders** requested to see a copy of the H.O.A. documents before approval.

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66 There was a discussion regarding irrigation systems.

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68 **Vice Mayor Serviss** expressed concern with on-street parking.

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70 **Justin Pasternack** stated they can add striping to better indicate where cars are permitted to park.

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72 **MOTION by Councilor Price, SECONDED by Councilor Flinn, to adjourn.**

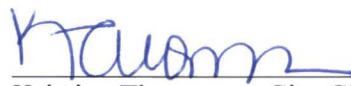
73
74 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

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76 **NAY:** None


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78 **MOTION PASSED: 5-0**

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80 *(Meeting adjourned at 8:30 P.M.)*

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89 **ATTEST:**

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94 
95 **Kristine Thompson, City Clerk**





Pat Kelley, Mayor