

1 **MINNEOLA CITY COUNCIL**
2 **AND**
3 **MINNEOLA PLANNING & ZONING COMMISSION**
4 **COMBINED WORKSHOP**
5 **Minutes**
6 **April 9, 2019 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 Lisa Jones,
11 Councilor Kelly Price, Councilor Joe Saunders, Planning Commission Chair Debbie Flinn,
12 Planning Commissioner Paul Giacalone, Planning Commissioner Jeff Henderson, Planning
13 Commissioner William McCoy, Planning Commissioner Oscar Trujillo, Alternate Planning
14 Commissioner Daniel Smith, Ramon Flores (Code Enforcement), and Kristine Thompson
15 (Administrative Assistant).
16

17 The Pledge of Allegiance was led by Mayor Pat Kelley
18

19 **DISCUSSION ITEM**
20

21 **Item 1 Hills of Minneola Park**
22

23 **Mayor Kelley** stated the purpose of the workshop was to discuss the park and the proposed
24 changes to the development agreement. He noted the developer is not requesting any additional
25 homes. He also explained the "School Sports Field" shown on the park conceptual plan is not part
26 of the park, but part of the school.
27

28 **Greg Beliveau** discussed the layout of the park and the reasoning behind the design. He explained
29 the parking can fit over one thousand (1,000) cars. There is twenty (20) acres of open space which
30 is mostly flat and within a looped road.
31

32 **Commissioner Smith** asked how much of the park was being dedicated to the school.
33

34 **Greg Beliveau** stated only what was required. He mentioned a deal that was made with the school
35 board.
36

37 **Councilor Jones** asked for elaboration on this deal.
38

39 **Greg Beliveau** indicated the school could be a K-8 school as long as the amenities were placed on
40 the adjacent park.
41

42 **Councilor Jones** suggested the school portion should be labeled "School Rec. Site" on the
43 conceptual plan.
44

45 **Councilor Jones** asked what the "fountain" was on the conceptual plan.

46 **Mayor Kelley** stated he had requested a water fountain as a decorative artwork. He expressed
47 concern with its location at the entrance.

48
49 **Councilor Jones** asked if there would be drinking fountains.

50
51 **Mayor Kelley** suggested they could discuss items like that at the next level of planning.

52
53 **Greg Beliveau** asked the Council and the Commission where they would like the open space.

54
55 **Mayor Kelley** suggested wherever it would be cheaper.

56
57 **Councilor Saunders** indicated he did not want to build structures that would become obsolete
58 later.

59
60 **Commissioner Trujillo** stated he believes the less disturbance to the environment, the better.

61
62 There was a discussion regarding the amphitheater and terraces.

63
64 **Mayor Kelley** asked if everyone was ok with location of amphitheater.

65
66 **Councilor Jones** suggested it would be better closer to the school.

67
68 **Mayor Kelley** stated it could be moved south, but whatever is the best use of the topography.

69
70 There was a discussion on the roads and multipurpose trails.

71
72 **Greg Beliveau** mentioned they had to keep ADA requirements in mind.

73
74 **Mayor Kelley** expressed that he did not want concrete.

75
76 **Greg Beliveau** stated it could be spongy material that is ADA approved or reutilized tires.

77
78 **Mayor Kelley** and **Commissioner Smith** agree the road should go along both sides of the
79 amphitheater. They added there also needs to be a building similar to the City of Clernont's
80 Highlander Hut for events, staff offices, or meeting rooms.

81
82 **Councilor Price** suggested instead of having a separate building it could be on the back of the
83 amphitheater.

84
85 **Commissioner Smith** suggested restrooms should be added by the amphitheater.

86
87 **Commissioner Henderson** thought the lighting should be considered when choosing landscaping.
88 Trees could darken the trails.

89 **Mayor Kelley** mentioned instead of requiring multiple large trees on small residential lots, a tree
90 could be moved to the park. This would allow trees to be saved and trees would not have to be
91 purchased for the park
92

93 **Councilor Jones** suggested trees could also be planted within the open spaced of the individual
94 developments.
95

96 **Councilor Jones** requested the trail be labeled as “lighted fitness and hiking trail”.
97

98 **Councilor Price** inquired why the city did not want sports fields at the park.
99

100 **Mayor Kelley** stated they just don’t want to make the conceptual plan specific.
101

102 **Mayor Kelley** asked to discuss funding. He suggested the developer build the park and be given
103 park impact fee credits.
104

105 **Commissioner Giacalone** asked if the Lake County School Board owned the park piece.
106

107 **Greg Beliveau** stated they do not and would only build on the school piece.
108

109 **Commissioner Trujillo** suggested using landscaping that would deter mosquitos.
110

111 **Mayor Kelley** stated he would like an ADA accessible park to be included.
112

113 **Commissioner Giacalone** asked what the elevation of the park was and suggested including a
114 tower.
115

116 **Mayor Kelley** indicated an elevator would need to be included. He asked where the money could
117 be used best and mentioned possibly including overlooks on the trail in place of a tower.
118

119 **Commissioner McCoy** and **Vice Mayor Serviss** suggested there needed to be bathroom along the
120 trail.
121

122 **Greg Beliveau** indicated that each bathroom cost approximately \$65,000 to \$75,000.
123

124 There was a discussion regarding bathroom options.
125

126 An attendee suggested including a dog park.
127

128 **Councilor Saunders** inquired what the budget to build the park was.
129

130 **Richard Jerman** indicated this depended on what was included.
131

132 **Councilor Saunders** expressed concern with the cost of maintaining the grass at the park.
133

Mayor Kelley stated he hoped by that time the tax base would increase and could possibly staff a Park Ranger.

Mayor Kelley asked if the trail should be wider than twelve feet (12'). He thought the road between the parking lot and amphitheater should be twenty-four feet (24') wide to be used as a boardwalk or for food trucks.

Councilor Jones requested the developer include the dog park suggestion.

Greg Beliveau listed the requested changes and additions:

Add pavilions, bollards, landscaping, add restrooms, including landscaping that does not interfere with lights, dog park, omit any design for school recreation area, make more compact, whole new road system around pavilion and amphitheater, include building behind amphitheater, move amphitheater south/southeast, one of road systems to be 24' wide, restrooms available to multipurpose building, other additional lighting, include vegetation to address mosquitoes and other insects, include ADA accessible playground, and install drinking fountains throughout.

Mayor Kelley stated he is opposed to public Wi-Fi at the park.

Commissioner Trujillo indicated he thought internet would be necessary around the amphitheater.

Item 2 Hills of Minneola Development Agreement Amendment

Mayor Kelley explained this amendment has added language to allow for a hospital area to include imaging and memory care so the City did not have to make changes to the code.

Denver Marlow explained the code restricts the amount of cut when grading and the added language allows City to review cut and fill on a parcel-by-parcel basis.

Mayor Kelley stated retaining walls would need to be terraced and landscaped.

Richard Jerman explained it is mostly the commercial areas will be impacted by this.

Denver Marlow stated they are not requesting any more houses. He suggested the changes they are requesting will make the agreement easier to track and contains a lot of clean up.

Mayor Kelley discussed removing "over 55" communities from the agreement. He explained the development has received school concurrency with the "over 55" communities in the agreement so if they are removed they will have to redo the school concurrency with the School Board.

Greg Beliveau explained the agreement allows 25% of the project to be "over 55" communities.

Richard Jerman stated he would like the Council to review the architectural guidelines.

179 **Mayor Kelley** requested the Council and Commission be given the markup or the agreement and
180 the design guidelines to review.

181
182 A member of the audience asked what the average lot frontage would be.

183
184 **Denver Marlow** stated there would be forty (40), fifty (50), and sixty (60) foot lots.

185
186 The audience member expressed concern with small lots such as these.

187
188 **Commissioner Smith** asked when the grocery plaza will be finished.

189
190 **Richard Jerman** explained they are required to have this done by November 2020.

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192 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price to adjourn.**
193 *(Meeting adjourned at 7:59 P.M.)*

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Pat Kelley, Mayor

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201 **ATTEST:**

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Kristine Thompson, Administrative Assistant

