

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

5                                   **Minutes**

6                                   **May 28, 2019 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    Lisa Jones, Councilor Kelly Price, Councilor Joe Saunders, Planning Commission Chair Debbie  
12    Flinn, Planning Commissioner Paul Giacalone, Planning Commissioner Jeff Henderson, Planning  
13    Commissioner William McCoy, Planning Commissioner Leonard Jackson, Mark Johnson (City  
14    Manager), Joyce Heffington (City Planner), Ramon Flores (Code Enforcement), and Kristine  
15    Thompson (Administrative Assistant).  
16

17                                   **CALL TO ORDER**  
18

19    The meeting was called to order by Mayor Pat Kelley.  
20

21                                   **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**  
22

23    A moment of silence was observed and the Pledge of Allegiance was led by Vice Mayor Pam  
24    Serviss.  
25

26                                   **AGENDA REVIEW**  
27

28    There were no requests for modifications to the agenda.  
29

30                                   **DISCUSSION ITEM**  
31

32    **Item 1 Proposed Mixed Use Concept Plan**  
33

34    **Mayor Kelley** explained there have been no requests for annexation from this project. They have  
35    just asked for review and feedback from the City.  
36

37    **Wayne Rich**, attorney representing the land owner, stated the property is located in Lake County  
38    and has a land use which allows for fifty (50) large lots. They have requested this workshop to  
39    discuss the possibility of a mixed-use approach. This mixed-use concept would develop in a  
40    different manner than a typical subdivision.  
41

42    **Wayne Rich** introduced George Kramer from SM&E, a land planning and engineering firm.  
43

44    **Mayor Kelley** explained County Commissioner Sean Parks was invited to attend the workshop  
45    but not unable to attend but he did send a representative.

1 **George Kramer** presented a PowerPoint presentation displaying the development's location in  
2 relation to the city's ISBA (Interlocal Service Boundary Agreement) area and County Road 561.  
3 This presentation also displayed the details of the proposed development.

4  
5 **George Kramer** explained Lake County has contacted the property owner asking if they would  
6 be willing to participate in a realignment of County Road 561-A. While considering the County's  
7 request for such a realignment, the property owner decided this may be an appropriate time to look  
8 at the future growth of this area and consider what they would like to do with their property.

9  
10 **George Kramer** introduced other representatives who will be speaking on the project, Chris  
11 Daugherty, the project manager and lead planner who will be discussing analysis and design of  
12 this plan and Jay Hood, the director of landscape architecture, for their firm.

13  
14 **Chris Daugherty** discussed the original proposed concept plan that was initially shown to the  
15 City's staff and how it compares to the revised concept plan being shown at this workshop. He  
16 mentioned a few points including a reduction of residential lot count from five hundred thirty-one  
17 (531) units to three hundred thirty-six (336) units, provided increased lot sizes and a larger, more  
18 diverse, mix of lot types, removed the apartments, increased the non-residential opportunities,  
19 added a continuing care facility which includes independent living to assisted living, included a  
20 civic location, and added more connected public open spaces. It also includes three hundred  
21 seventy (370) square feet of commercial, maintains the distribution center, altered the "Village  
22 Center" to make it more of a town center atmosphere, and revised the way they did the lot design  
23 to allowing for more open space.

24  
25 **Jay Hood** discussed features provided in this development, such as walking trails, dog parks,  
26 community gathering spaces, sports field, and citrus groves. He discussed the commercial center  
27 in the area of the County Road 561 and County Road 561-A intersection, the various lot sizes, and  
28 the continuing care facility.

29  
30 **Jay Hood** explained the realignment of County Road 561-A and where it will connect with County  
31 Road 561 and the round-a-bout that would continue into the community.

32  
33 **Mayor Kelley** expressed concern with the road network on County Road 561. He noted there is a  
34 lot of commercial traffic on this road and inquired how they would get infrastructure out there,  
35 such as water and sewer lines, and asked what their timeline was for this project.

36  
37 **Wayne Rich** stated there is no timeline because it is market driven but suggested it is likely that  
38 the residential areas would likely be the first areas to be developed. He reiterated how this  
39 conversation arose when the County reached out to the land owner asking if they would be willing  
40 to participate in the round-a-bout configuration.

41  
42 **Wayne Rich** stated they received a positive indication from the City that water and sewer was  
43 available.

44  
45 **Mayor Kelley** expressed concern that what is being offered won't be what is built.



1 **Mayor Kelley** asked for public comments.

2  
3 **Nathan Focht**, county resident at 13045 Mountain Trail, expressed concern with round-a-bout  
4 because of traffic coming down County Road 561, suggested showing neighboring residents in  
5 conceptual model, expressed appreciation for the one (1) acre lots but asked why the acre lots are  
6 provided where they are. He also expressed concern with the distribution center and asked who  
7 would patrol this area.

8  
9 **Brick Cain**, county resident at 19608 Florantine Circle, stated increasing the traffic there would  
10 be problematic. He expressed concern with the distribution center but suggested some restaurants  
11 would be nice. He also stated the development did not consider bike paths and does not believe  
12 the community garden would be productive.

13  
14 **Marie Masson**, county resident at 20205 S Buckhill Road., expressed concern with the traffic in  
15 the area of County Road 561 and the proposed distribution center. She asked what a “neighborhood  
16 commercial area” is.

17  
18 **Mayor Kelley** explained it could mean anything. This project is still conceptual and nothing has  
19 been submitted.

20  
21 **Marie Masson** asked if the distribution center is part of a contract negotiation.

22  
23 **Mayor Kelley** explained there is no contract negotiation staff has just stated what they would like  
24 to see. He explained it could come in as a distribution center but it could change later.

25  
26 **Marie Masson** suggested if a development agreement is made there should be very little room for  
27 change. She asked who would pick up the tab for any school area.

28  
29 **Mayor Kelley** responded that when referring to any schools, the City has no control over what the  
30 school board does. When referring to the green space, there are two ways this type of space could  
31 be paid for which would either be through HOA dues or it would be dedicated to the City and  
32 would be paid for by the city taxes.

33  
34 **Marie Masson** asked if the City of Clermont would be involved in this project.

35  
36 **Mayor Kelley** stated the City of Clermont would not be involved and explained why Ms. Masson’s  
37 property has a Clermont address.

38  
39 **Councilor Jones** stated this property would never be annexed into the City of Clermont.

40  
41 **Mayor Kelley** explained this developer has never asked to be annexed into the City.

42  
43 **Robert Newson**, county resident at 12701 Bruce Hunt Road, stated he believed the area, within  
44 the blue ISBA line, was going to be annexed into the City.

1 **Mayor Kelley** stated these properties are not being annexed at this time and explained the  
2 proposed concept plan is in City's ISBA area.

3  
4 **Robert Newson** expressed concern with traffic on County Road 561.

5  
6 **Mike Slotwinski**, county resident at 12837 Leatrice Drive, asked if Coca-Cola owned this  
7 property.

8  
9 **Mayor Kelley** stated he does not know who the property owner is.

10  
11 **Mike Slotwinski** stated there was once was a sign at the property which stated Minute Maid owned  
12 the property.

13  
14 **Mike Slotwinski** then suggested Minneola does want to annex this property.

15  
16 **Mayor Kelley** clarified the City is not annexing the property at this time and explained again about  
17 the ISBA area. He restated the City is not interested in annexing any property at this time and the  
18 developer is just getting feedback from the City.

19  
20 **Mike Slotwinski** discussed the water treatment plant and the extension of utility lines to this area.

21  
22 **Mayor Kelley** stated again this property has never been on the City's radar and the City was  
23 approached by the property owner. He also explained the "180 District," that the City would  
24 provide utilities to specific areas if needed, and explained the properties in this area could not be  
25 annexed into the City of Clermont.

26  
27 **Erin Jones**, county resident at 19801 County Road 561, explained she believed Coca-Cola had  
28 been bought out by a group of lawyers in the Dr. Phillips area. She expressed concerns with where  
29 any water and sewer infrastructure would be placed. She also expressed concerns with traffic, the  
30 proposed round-a-bout on County Road 561, and the distribution center.

31  
32 **Mayor Kelley** stated the City has no plans to build another wastewater treatment plant. He added  
33 that any wastewater would need to be pumped to the City's plant on Scrub Jay Lane which would  
34 require treatment capacity. He stated he is not a fan of round-a-bouts but road designs can change  
35 multiple times over the course of planning and designing a project. He explained what has been  
36 proposed is only a conceptual plan and may be subject to change.

37  
38 **Paul Scime**, county resident at 12540 Leatrice Dr., discussed the intersection of County Road 561  
39 and County Road 561-A. He expressed concerns with the view from his property if the assisted  
40 living facility is built and with the distribution center.

41  
42 **Kathy Wagner**, county resident at 12618 Leatrice Dr., stated the land owner wants to annex into  
43 the City of Minneola because the county's current zoning will not allow this type of development  
44 there because five (5) acre lots are required.



1 **John Rogers**, county resident at 20239 South Buckhill Road, agrees with the need for a traffic  
2 light at the intersection of County Road 561 and County Road 561-A but stated the traffic on South  
3 Buckhill Road has increased dramatically since the opening of the turnpike interchange. He  
4 suggested anything done to impede traffic on County Road 561 will compound the problem on  
5 South Buckhill Road.

6  
7 **Dennis Cunningham**, county resident at 12619 Leatrice Drive, stated if the City does not want to  
8 annex this property why are the representatives wasting the City's time.

9  
10 **Councilor Jones** stated the property owner would like to see what may or may not be possible and  
11 get a feel for what the City has to say and added that the applicant could propose the same project  
12 to Lake County. She suggested more people should be following the footsteps of Minneola because  
13 we are not interested in annexing property. She stated the City is having this workshop as a  
14 courtesy to the property owner.

15  
16 **Mayor Kelley** suggested the property owner is just seeing what their options are to develop this  
17 property. He mentioned a project the Council recently turned down on Scrub Jay Lane due to road  
18 issues.

19  
20 **Dennis Cunningham** asked if it would be better to leave this property rural and let it go as it was  
21 proposed so they would have to build on two and one-half (2.5) to five (5) acre lots.

22  
23 **Mayor Kelley** stated if it were up to him, he would let rural be rural. He stated the council could  
24 change in the future and future councilmembers could approve something different.

25  
26 **Vice Mayor Serviss** stated a future council may not even hold a workshop to discuss a project  
27 such as this one.

28  
29 **Dennis Cunningham** asked the applicant's attorney if they have talked to Lake County about this  
30 project.

31  
32 **Wayne Rich** stated they have not spoken to Lake County about this project. He explained the  
33 reason why was because the property is in Minneola's ISBA area which promotes long term  
34 growth. He stated the City provides the municipal services so it makes sense for the project to  
35 connect to City supplied services. He added Lake County approached them about the round-a-bout  
36 and wanted the property owner to donate additional right-of-way. He explained how it became  
37 apparent that they should look into changing the land use to help support the County's request.

38  
39 **Mayor Kelley** informed the residents what the County is asking for is right-of-way from the land  
40 owner and explained why the property owner is looking to develop the property.

41  
42 **Dennis Cunningham** inquired again why the land owner does not make it a development with  
43 five (5) acre lots.

44  
45 **George Kramer** stated building five (5) acre lots would not fund the cost of the infrastructure for  
46 the round-a-bout and right-of-way.

1 **Mayor Kelley** explained the current council does not want to annex the property in but the council  
2 could change in the future and the council at that time could want something different.

3  
4 **Dennis Cunningham** inquired what the City's planners do.

5  
6 **Mark Johnson** clarified the City has one (1) planner.

7  
8 **Dennis Cunningham** asked for the Mayor's opinion of the project.

9  
10 **Mayor Kelley** stated he struggles with the distribution center, but believes the rest of the project  
11 seems okay though the City has enough to keep everyone busy for the next ten (10) to fifteen (15)  
12 years.

13  
14 **Wayne Rich** expressed appreciation of the City's time and explained he requested this workshop  
15 to obtain this kind of feedback from the City and area residents. He confirmed they have not  
16 submitted any applications at this time and this workshop was purely exploratory.

17  
18 **Commissioner Jackson** appreciates the land owner's time and shares the same concerns shared  
19 by residents.

20  
21 **Commissioner Henderson** stated his biggest concern is with the roads and asked if they had a  
22 timeline.

23  
24 **Fred Schneider**, Lake County Public Works Director, stated the County and the City has asked  
25 the Turnpike to widen the bridge over the County Road 561 and the County Road 561-A  
26 intersection so there will be room for a future four lane roadway should it be needed in the future.  
27 He explained this should be done in four (4) to five (5) years. He stated he believes there will need  
28 to be a future four (4) lane road from Highway 27 to where County Road 561 ties in and is hopeful  
29 anything north of there remains a two (2) lane curvy roadway. He discussed the possible  
30 improvements to 561-A and mentioned looking into and possibly addressing issues on South  
31 Buckhill Road.

32  
33 **Commissioner Giacalone** inquired what occupancy the independent care has.

34  
35 **George Kramer** explained the difference between assisted care and independent care. He stated  
36 occupancy is generally factored by the number of beds within an assisted living facility.

37  
38 **Vice Mayor Serviss** explained developers are not required to have these workshops but stated the  
39 Council holds these workshops to get the opinion of our neighbors and our residents.

40  
41 **Councilor Jones** expressed dislike with the mix of townhouses near the one (1) acre lots. She  
42 stated she initially thought this workshop should be a waste of time because the City is not  
43 interested in annexing this property but thought it was productive since the developer got to hear  
44 the resident's perspective and the residents were able to learn something from the County about  
45 the roadways.



1 **Councilor Saunders** explained the City built a wastewater treatment plant that has the capacity to  
2 service a lot of homes and business and currently runs at ten percent (10%) capacity and the water  
3 treatment plant in Sugarloaf Mountain could handle this project and the whole area.

4  
5 **Councilor Saunders** stated police and security is provided by the City and discussed how long it  
6 generally takes to plan and construct developments.

7  
8 **Councilor Saunders** discussed Lake County's previous plans to improve County Road 561 and  
9 County Road 561-A. He explained Lake County did not want to purchase the land to realign  
10 County Road 561-A so they approached this landowner so the alignment could be funded by the  
11 developer.

12  
13 **Mayor Kelley** expressed concerns with the distribution center. He suggested what is being  
14 proposed by the developer today could change in the future and suggested although council may  
15 not approve this project today, it is possible it could be approved by a council in the future.

16  
17 **Mark Johnson** stated this proposed project was not being viewed as a revenue generator for the  
18 City but explained it is preferable for the City to have control over a project so close to the City's  
19 border. He indicated it is best for the City to regulate what gets developed around the City to ensure  
20 the project meets the City's standards and long term goals. He added how important it is to have a  
21 good partner who is willing to listen to the City's requests and accommodate those requests. He  
22 mentioned Lake County is currently entertaining a proposal to rezone a residential project, directly  
23 adjacent to the City's border, to R-3 (high density residential) and explained how there are even  
24 apartments in some areas of unincorporated Lake County including Four Corners as an example  
25 of how the County does not always require five (5) acre lots for residential projects. He explained  
26 projects heard by the County's board of county commissioners take place at public meetings in  
27 Tavares, during the day, which makes it is more difficult residents in our area to attend. He stated  
28 the benefit of this becoming a City project is that all of the public meetings will be held close to  
29 where the project is located and in the evening hours making the entire process more accessible to  
30 the members of the public who wish to participate in the meetings. He added the community needs  
31 jobs for area residents and this project will create new jobs. He added that this project attempts to  
32 create a complete design including low density residential, green space, commercial space, civic  
33 space, and provide community services that we need.

34  
35 **Mayor Kelley** asked the city attorney, Scott Gerken, how enforceable the provisions in  
36 development agreements are.

37  
38 **Scott Gerken** indicated provisions in development agreements are very enforceable.

39  
40 **MOTION by Councilor Jones, SECONDED by Commissioner McCoy to adjourn.**

41  
42 *(Meeting adjourned at 8:35 P.M.)*

43  
44  
45  
46  
  
\_\_\_\_\_  
Pat Kelley, Mayor

**ATTEST:**



Kristine Thompson, Administrative Assistant