

**MINUTES  
LAKE COUNTY  
MT. PLYMOUTH-SORRENTO  
PLANNING ADVISORY COMMITTEE**

**January 11, 2006**

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, January 11, 2006 at 4:00 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

**Members Present:**

G. Curtis Duffield, President  
Priscilla Bernardo Drugge, Vice-President  
Betty Ann Christian, Secretary

Tim Bailey  
Dr. Ronald Holman  
Jeanne Etter  
Judy Weis

Minnie Bollar  
Scott Taylor  
Tommy Hight

**Absent Member:**

Sid Caruthers

**Staff Present:**

Terrie Diesbourg, Director Customer Service Division  
Donna Bohrer, Office Associate III, Planning & Development Services Division  
Joan Greaney, Public Hearing Coordinator, Comprehensive Planning  
Quinette Durkin, Property Manager, County Attorneys Office  
Shannon Suffron, Senior Planner, Comprehensive Planning  
Laura Knutson, Program Coordinator, Central Florida Sustainable Communities Initiative (CFSCI)

G. Curtis Duffield, President called the meeting to order at 4:00 p.m. and noted that a quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

Curtis made introduction of new recorder for minutes: Joan Greaney, Lake County Comprehensive Planning, Public Hearing Coordinator.

Curtis explained how this meeting would be run. We will take care of agenda business and at the end of the meeting; we will take time for public comments. Curtis thanked everyone for their comments and appreciated everyone coming.

As to the approval of previous minutes, there is a backlog of minutes per Donna Bohrer.

Curtis responded to Ms. Shannon Suffron's email request and had forwarded said request to most members, those for whom he had addresses. There were copies for those who wanted them at the meeting.

Notice of New Business, the election of new officers was brought to the table.

Scott Taylor proposed that the current officers remain in their positions. All agreed, motion was seconded by Jean and, all approved to retain current officers.

As to the presentation on the Villages of Sorrento Springs, the public was asked to hold their questions to the end of the agenda.

Commissioner Hanson requested that if all would agree to place other agenda items first, as she felt it was not appropriate for her to be there for the presentations. Commissioner Hanson wanted to go on record as to changing her policies of meeting with folks on zoning issues, or she could leave now.

Curtis responded by moving Sorrento Springs down the agenda list, if there were no objections. None were heard. Curtis suggested letting Ms. Laura Knutson of Central Florida Sustainable Communities Initiative (CFSCI) present next, but then moved instead to Shannon, for her presentation.

Shannon presented a map on the various proposed developments and re-zonings and stated they only went back a year to show the re-zonings. The red dots represented re-zonings and it was stated that they will become more frequent with development. Shannon mentioned the Hampton Court proposal for thirty-eight (38) lots, and various other developments as examples to represent an idea of what is happening in the community, per the community's request.

Shannon stated, "You all have been given a really great opportunity with this committee, in having a say, in the way that your community is being developed. Various individuals assisted you in shaping the way these developments take place in the community. In order for all that to happen, you need to stay on task, start making some decisions and, to really decide what you want the community to look like. You are the only board appointed committee that has this opportunity, to give this kind of feed back to folks that come in. I would hate to see that as a wasted opportunity and, really encourage you to make the most of the opportunities that are presented to you. We are all here to help."

Laura (CFSCI) asked if everyone had time to read the document which she had presented. She is curious about feed back and what everyone thought of the process, in general, so she can report that back to the group.

Curtis asked if anyone would like to comment.

Ms. Priscilla Drugge volunteered. Priscilla stated that she drove around and looked at a few maps to incorporate the grid and pulled from other developments, on how to develop “that village feel.”

Priscilla stated, “we have established three (3) focal points: 46 & 437, South or 437 North being the second one and, 435 & 46 being the third. It basically had a box around it with appropriate areas, but as you start to get out beyond, it is not appropriate. I would like the committee to look at coming up with a definition: this is the box, these are the three focal points and, bringing the two communities together. Beyond the box, look at lowering densities, becoming more of a transition area, keeping higher density while developing a village. To sit down as a committee and define where that boundary is going to be; to have that ability, to have that walk able area.”

Jeanne Etter agreed with Priscilla and what she said as a committee, on the existence and location of a Town Center. Jeanne would like to establish and set a boundary, with denser residential communities, as far as zoning guidelines; not to destroy the beautiful pieces of property in our community, not to displace anyone, to consider the tremendous costs of some homes in these new developments, to look at sustainability and the County’s ability to provide the services necessary; and, as a committee, to plan properly and have the proper zonings in place.

Shannon promised a larger zoning map at the next meeting and recommended changing the minimum of ten (10) acres. In comparison, on the current zoning map, those areas are really only Ag and are only five (5) acres

Jeanne asked if this was the Miller Sellen report Shannon was referring to.

Shannon pointed out community statements in terms of weaknesses and threats to the area: community control, government, no master plan for Mt. Plymouth-Sorrento, no design guidelines for new developments, no plans to assist small businesses, and not creating a community vision. Shannon directed that they make those weaknesses their strengths and opportunities, make decisions as to the community-look, develop their plan, and then everything else would fall into place. Once done, it will guide these Comp Plan Policies.

Jeanne Etter asked, can we just devote the next meeting to really talking about these issues and although she loves the talk and presentations, they have got to just sit down, as a committee and really talk about these things. Have one meeting where the committee can try and get a handle on them.

Curtis agreed that he had heard the same. We really need a meeting without, outside agenda items. Public is welcome but without any planned items. He would like to see that on the next meeting.

Shannon agreed, and said they could have that.

Curtis commented, he thought that Laura's lot analysis was excellent. He noticed when you look at the results of the photos and rank the two highest and two lowest, you have a pretty good idea what the community wants. That was validation for the committee and the work that they have done and, have been trying to do for the last year. How we translate that into what Shannon spoke about, a set of rules or a boundary for the puzzle; that is what we need to do.

Jeanne suggested maybe a meeting or two after that.

Priscilla wants the committee to tackle the boundary for the Market Place at the next meeting. Everything is dependent upon that.

Jeanne added, "that we need to do this for the Comp Plan too, isn't it a part of the Future Land Use. We need to start setting boundaries all the way around here, don't we?"

Shannon responded, "We have the map for the Mt. Plymouth-Sorrento area. We will create an overlay of your boundary to be used in creating policy and procedure through this overlay. We need to have this conversation. What do we want that to look like? What do we want this area to look like?"

Keith Schue explained that the committee was right in the middle of all that and in terms of the Comp Plan and the Future Land Use Element; there is a portion of the FLU element that is dedicated to overlay districts. The committee has some flexibility if they are not happy with what the land use designation is and to suggest something different.

Jeanne stated that their study areas are both Wekiva and Non-Wekiva, and both need to be addressed.

Commissioner Hanson said that it was intended to be in the urban node inside and outside the Wekiva Protection Area, but there are others you may want to consider. That is not part of your charge at this point but, you may want to make recommendations.

Keith directed looking at a property rights issue, the FLU designation and noted that, some zoning, grants you a certain entitlement. You get into some muddy waters changing or reducing the FLU in the zoning, already allowed. A large part of this area currently has Ag zoning, so changing the FLU it is not a property rights issue; with some exceptions, where the zoning entitlements already exist. It will be useful to look at both the FLU map along side the Zoning map, and look at what the possibilities are.

Shannon said we can leave that policy discussion commented upon, and which Keith provided comments on, and roll into that discussion next meeting. She left that up to the committee.

Curtis, "I presume everyone received Shannon's email?" Shannon has extra copies. He requested that the committee make some comments, and mentioned that this could be the vehicle for our next discussion.

Both Keith and Jeanne said they had comments. Shannon requested these, prior to the next meeting. Send comments to Shannon by email before the January 25<sup>th</sup> meeting.

Priscilla said she was getting to the point where she wanted to see some results. Not to lose Laura's contributions and, to reach some positive results. They want a "defined center", by the next meeting. Enough studies, visions, etc. We just want a map we can look at. We now have a box to work in.

Jeanne asked Laura, "does what we want to do fall into the vision of what Laura wants to do?"

Laura responded, you just said you wanted the box, the dense development and support of the Village Center.

Jeanne stated that as long as we understand, that once we leave that area, as we define the other areas and get out, that it will not be as dense as what is proposed in the Ag zone.

Curtis stated that Priscilla is looking for a definition of the box. The higher intensity needs to be closer towards 46 to establish the Main Street corridor, and basically follow along with what we have done with Miller Sellen. As we start moving out beyond that, we have transitional areas; we have people beyond, who have horse farms. There has got to be some blending and we have to get that box down.

Shannon responded that it was nice to have your framework set up and to fit folks in.

Priscilla says it gives guidance to the developers too.

Curtis responded that we have an agenda, and requested further comments.

Mr. Tim Bailey thanked Shannon and Laura, adding that "we did not hear anything on 429 but that it was not in the agenda. We have a big task of addressing the box, while being assured that both Shannon and Laura will be certain that we do a good job. Thank you both and, great job!"

Keith added that in the report there was a lot of focus on the idea of having a Center and, development in the Western boundary intersecting with Mt. Dora. Adding, that their employment center, would benefit not only Mt. Dora, but the Mt. Plymouth and Sorrento areas. This needs to be part of an overlay in the Comp Plan. Mt. Dora adopted an ordinance relating to their view of the Employment Center. Let us get synergy on that and, get something accomplished like that.

Priscilla questioned if they had copies of that.

Keith said he had copies but would not pass them out unless Laura approved.

Mark Reggentin, Mt Dora Planning Director, said that was the JPA. He spoke of what Mt. Dora envisioned within the Employment Center; not an employment generator but, relied on the service industry. They are not looking for a whole lot of commercial activity there but more of

the corporate office-type setting with light manufacturing, assembly type jobs, versus service and retail type jobs. Under the description of the District we laid out specifically what those criteria are: Permitted usage: pharmaceutical research complexes, offices, general & professional offices, financial office, public utility offices, public uses, distribution centers, assembly plants (not using raw materials in processing), so you are putting things together, not manufacturing them. There is a distinct difference there. Conditional uses fitting the area, obviously commercial parking facilities, banking centers, if you are dealing with research complexes, the high tech end of things and corporate offices, you need not necessarily airports but heli-pads. Conditional usage will be dealt with under extra conditions. Mark stated the criteria and other needs and he mentioned that the City Council is about to review the first reading and present to the County for their review.

Commissioner Hanson directed a question to Mark on acceptable conditional use as a private school. Public School also, (public in or college), or Junior College.

Mark stated that was certainly in the realm of possibilities. Try to bring people in, the tax base and job possibilities as far as the professional level goes.

Keith said that would give people the opportunity of working here in Lake County instead of going elsewhere to work.

Jeanne said she saw this as an opportunity for another whole meeting in the future.

Curtis asked if we could discuss this in the first meeting in February.

Commissioner Hanson made the statement, as to the Comprehensive Plan, this committee will be something we will be proud of. She excused herself and said she would see us in two weeks.

Curtis said to move along to New Business.

First was the presentation by Jimmy Crawford, Attorney from Gray-Robinson Attorneys-at-law, representing Pinnacle Properties. This is their first formal presentation before this committee. We respect the Urban Growth environment, everyone wants certainty. John Gray, President of Pinnacle came in looked at the Comp Plan and the LDR's in Lake County.

The planning perspective is that the Comprehensive Plan was adopted in 1993 to 2005; did not do a very good job in laying out densities. First innovative plan was not accepted, too dense. Recommended 3.5 units to the acre, and 165 acres in Urban Compact Node, with a lot of rural. They are trying to create a community rather than a subdivision.

Jimmy introduced their Planner, Mike Holbrook. He began with orientation of what they did to the South, the sub station on 437, an electrical and gas transmission line which bisects the property and comes up into Sorrento Springs. Mike stated that the County asked them not to amend the existing PUD, but to bring in a new PUD. Mike explains that the process has been going on for over 6 months. They tried to solicit input from the adjacent owners and from the community by accommodating their desires in the plan, but still had a responsibility to the County, since they are expecting a certain density to build within the Urban Compact node.

Things do affect us, and it is more than just what is happening in Sorrento Springs.

Mike walks the committee through the proposed plan and acreage regarding the Urban Compact Node and the calculations of the density points, which gives us 571 units on the 162.14 acres. Proposing 579 units; a variety of density types, a variety of housing prototypes. These units would be spread out into village pods.

Mike continues regarding the existing vegetation, spreading and preserving the trees, a hundred foot buffer adjacent to the rural parcel and their plans for the proposed development. Concerns about visibility line, we transferred densities to accommodate this. We are trying to respect everyone's wishes and get this project going. I think Mr. Gray stated that he would support this, but he only wants to see seven units.

Mr. Gray was in the audience, and responded that he was Mr. Gray.

Jimmy said we want to speak to and work with the group.

Curtis said they were out of time.

Priscilla asked for staff recommendations on this.

Jeanne addressed Mr. Gray, saying "he applied for this application originally by himself and, what was he now saying. Is it that when it goes before the County Commission, Mr. Crawford is your representative under Pinnacle Properties?"

Mr. Gray responded, that Mr. Crawford was allowed to speak for him.

Jeanne stated that the staff recommendation was one for one, because of the neighboring properties listed; Rolling Oaks is one to one. Jeanne continued with some recommendations and statistics and asked if they were considering medium density?

Mr. Crawford stated we are looking at medium, to medium high, to medium low. 50 to 60 foot lots are our medium density. We are asking for high density in clusters to include condominium buildings; clusters in higher density and, leave open space surrounding them.

Priscilla said she would agree with the staff's position. We need to define the box and ask for lower densities. She cannot see the proposed over-lay. Understand the open space but 3.5 are very high for that area.

Discussion continued on about density and comments were added with concerns about all the cars that would be put into the area. There are hopes for two-lane with the market place. Betty Ann questioned, "Where you are going to put another 1000 cars?"

Mike says we are turning to our traffic engineers. Yes, it will increase the traffic. Time issues for traffic flow were discussed, turning lanes, additional driveway on 437.

Jeanne stated that she had comments that were part of the package from a gentleman with the

Lake County MPO and he clearly questions your methodology on what you did and how you came up with your figures. Jeanne wanted this noted, that she had questioned this.

Priscilla thanked the gentlemen from Pinnacle for coming but said they are already tapping into an element that is not within our study area, it is north of it. She states concern that past mistakes should not be allowed to happen again. Ms. Drugge told them, they have the wrong spot and she could not support anything as dense as they presented. I support staff at one unit per acre. Ms. Drugge told them to come up with a new product.

Tim questioned comment made about 437 being four-lane.

Sam Boyer said there was no recommendation in the traffic safety board.

Tim continued, with notice of heavier traffic flow on 437 when the expressway is completed and, reaching what we expect without looking for it, and questioned the transfer of densities in the other areas.

Shannon said it was not so much, transferring of densities, and she had heard that terminology used in blending densities. In clustering, you allow some areas to be denser and some less, to preserve open space; so density may be ending up less in some areas the sole purpose of preserving the open space.

Tim added, under the point system if you get open space, are you allowed higher densities, or points? As it relates to the point system and how things are calculated, then by definition you should be allowed those higher densities.

Shannon agreed and then there was some inaudible discussion.

Keith suggests that we look at all the factors, the point system being one and he references the Special Master's Settlement Agreement and questions, what goes on in the middle area. Keith continued with further issues, the Future Land Use and the Urban Compact node.

There was further discussion, and then Curtis stated that the Committee would like to make a recommendation.

Jeanne made a recommendation of denial and support of County Staff's recommendations. It was seconded by Dr. Holman; all were in favor, with no opposition.

Curtis said he would draft the letter.

Jeanne was still concerned about this proposal of development in the 32 acres.

Curtis calls for public comments.

Leslie Campione, Attorney representing landowners, stated that the one unit per acre was what we liked. Major concern about the 32 acres; rural areas left alone, no blending and proceeding with their recommendations.

Kyle Johnson owns 11 acres on the Southern part. Mr. Johnson voiced the following concerns. The tree line you are preserving is my tree line. You are not actually preserving it, it is on my property. You have put me up against low density; you now put me up against medium density. So I have my rural eleven (11) acres and I am fixing to have a whole bunch of people sharing my fence line, running the whole length of it down that bottom line, with a 25 foot buffer.

Jimmy acknowledged that this was a good point. Jimmy responds that he either needs a bigger buffer or a lower density down there. What buffer would you be looking at?

Mr. Johnson responded that he would like to get as much as he could.

Jeanne stated that density is important, if you are putting one unit per the acre, such a big buffer is not as big an issue. But if you are doing clustering, four units per acre, I think the buffers need to be substantial like, two and three hundred feet.

Curtis asked to take further negotiations outside, or no one else would have an opportunity for comments.

A lady (inaudible name) offers comment about huge concerns of too high densities. She also voiced concerns about the 32 acres on the equestrian trail. We have a very unique and special area here and, she added, that she and her husband looked a long time before moving to this area. We think we should preserve and not eliminate, as there are not a lot of these areas left.

Ginny Miller stated, "I also live on corner of Equestrian and Integrity. We purchased property nineteen (19) years ago. I appreciate the support of the Advisory Board, I agree. We have established somewhat of a town center. I believe the density should become less. Hope that we will have input as the area continues to be developed."

Coleman Hope, an environmentalist, lives on Equestrian Trail and is very concerned about the area which contains a pure stand of long leaf pine combined with some mixed oak, typical of an old-growth stand. He states that it is one of the few left in our area, which is protecting the kinds of wildlife requiring a lot of room. Mr. Hope adds that a three hundred foot buffer is not going to solve the problem of the fox squirrel, red-headed wood peckers; adding that the bald eagle nest, in another area, is already protected. Mr. Hope suggests larger lot areas to the South with higher densities to the North, and a larger buffer should be there, with trees planted in between.

Curtis announced that we were past the 6 PM meeting end time and, needed to wrap things up. He thanked everyone for coming.

Advisement Board is to recommend to the County Commissioners, what we see as the desire of the community, to follow an Agenda that we have been given, to study the area, follow their recommendations, and to take your recommendations.

Priscilla responded to a question about just what is the Advisory Board. Priscilla said, "When you cannot make it to a meeting, we represent the community."

Curtis, announced that the meeting was adjourned

The Chair adjourned the meeting at 6 p.m.

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Joan M. Greaney  
Public Hearing Coordinator

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Betty Ann Christian  
Secretary