



**MT. PLYMOUTH-SORRENTO COMMUNITY  
REDEVELOPMENT ADVISORY COMMITTEE  
MARCH 8, 2016 MEETING MINUTES  
J.A. CROSON OFFICES – CONFERENCE ROOM  
31550 COUNTY ROAD 437, SORRENTO, FLORIDA 32776**

**CALL TO ORDER** – The March 8, 2016 meeting of the Lake County Mt. Plymouth-Sorrento Community Redevelopment Advisory (CRA) Committee was called to order at 6:07 p.m. It was noted that a quorum was present.

**ATTENDANCE:**

<p><b><u>Members/Staff Attending:</u></b> Earl Hammond, Property Owner in Planning Area Dave Croson, Property Owner in Planning Area Frances Nipe, Resident/Property Owner within 3-miles, Vice Chairman Thomas A. Van de Kieft, Resident/Property Owner within 3-miles Timothy J. Bailey, Resident/Property Owner within 3-miles, Chairman Commissioner Leslie Campione, BCC Liaison Dottie Keedy, Director, Community Services Department Bill Veach, Deputy County Manager Erica Greene, Economic Development Coordinator, NE Lake Linda Green, Office Associate V, Community Services Department</p>	<p><b><u>Members/Staff – Not Attending</u></b> Christine Thompson, Property Owner in Planning Area Matthew Matulia, Property Owner in Planning Area</p> <hr/> <p><b><u>Others Attending:</u></b> David Burns BettyAnn Christian Clark Morris F. B. Force Joann Maynard</p>
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**WELCOME AND INTRODUCTIONS:**

Chair Bailey welcomed everyone to the meeting and requested them to sign the attendance sheet if they had not already done so. The audience introduced themselves. Pastor Hammond delivered a blessing.

**OPEN DISCUSSION/PUBLIC COMMENT:**

At this time the floor was opened for discussion and public comment. No one in the audience wished to address the Committee. It was noted that the Committee would be addressing a zoning issue today.

## **APPROVAL OF MINUTES:**

Chair Bailey asked the Committee if they had an opportunity to review the Minutes of the January 12, 2016 meeting and asked for approval or comments.

A motion to approve the January 12, 2016 Mt. Plymouth-Sorrento CRA Committee Meeting minutes as presented was made by Earl Hammond, seconded by Frances Nipe, and the motion was carried unanimously.

## **OLD BUSINESS:**

### **Update on LDRs and Comprehensive Plan Amendments:**

Dottie Keedy shared that the Economic Growth Department is preparing a countywide Comprehensive Plan Amendment and will include deleting the 8,000 square foot limitation in the Mt. Plymouth-Sorrento area. The proposed Text Amendment to modify the standards listed in the Mt. Plymouth-Sorrento Main Street FLUC will be brought before the Planning and Zoning Commission on March 30 and then before the Board of County Commissioners on April 19 for transmittal to the State.

## **NEW BUSINESS:**

### **Process for Development Review:**

Ms. Keedy mentioned that the Committee is not required to comment on development review cases, therefore, any development review with the Committee is a courtesy. If the Committee would like to review all development proposals for the area it may be formalized by being required or kept informal with a letter from the Committee Chair indicating the Committee's thoughts. Requests should be reviewed for compatibility, site design and whether it fits into the plans for the CRA.

### **Proposed Rezoning of Property for East Lake Chamber of Commerce:**

Ms. Keedy noted that this rezoning case is being reviewed by the Committee at the request of the East Lake Chamber of Commerce who is seeking to rezone their newly acquired property from R6 to C2. The Committee may write a letter to the Economic Growth Department, Planning and Zoning Division with their objections or indicating their support of the request for rezoning and will be included in the zoning packet presented to the Planning and Zoning Board and the Board of County Commissioners.

Mr. David Burns, member of the East Lake County Chamber of Commerce discussed the intended use of the building and property that is requested to be rezoned. He noted that it is to be used as the Chamber offices and their main issue to be addressed is parking. They have plenty of room for parking on the side and in back of the building and will need to adjust signage. For the parking they plan on putting in gravel or some other pervious material. They intend to come back at a later date for minor site plan approval.

It was discussed who owns the properties surrounding the Chamber's property.

Ms. Francis Nipe questioned if the redevelopment requires the property owner to put in sidewalks or if it is done through the Department of Transportation since this property is located on State Road 46. Ms. Keedy noted she would check with the Public Works Department on the side walk requirements.

Ms. Nipe asked if there would be any changes to the current façade of the building and Ms. BettyAnn Christian, President of the East Lake County Chamber of Commerce responded that there would be none except for removing the bars off of the windows.

A motion to support the request of the East Lake Chamber of Commerce for rezoning from R6 to C2 by writing a letter to the Economic Growth Department, Planning and Zoning Division for the Chairman's signature was made by Earl Hammond, seconded by Dave Croson, and the motion was carried unanimously.

**Discussion of Utilities:**

Chair Bailey mentioned that acquiring additional utilities within the community is appropriate and inevitable for the area to prosper.

Commissioner Campione commented that this issue is being discussed to seek recommendations and input from the Mt. Plymouth-Sorrento CRA Advisory Board. A feasibility study may be performed within the CRA and surrounding areas to see if a separate utility system is appropriate or if it makes more sense to purchase capacity from the cities of Eustis or Mt. Dora. It would also identify who the end-users would be.

Some discussion occurred concerning the need for a lift station, the fees involved and the ability of some of the residential properties to hook into the system.

A motion to support the initiation of a Utility Feasibility Study within the Mt. Plymouth-Sorrento CRA and surrounding area by writing a letter to the County Manager for the Chairman's signature was made by Dave Croson, seconded by Earl Hammond, and the motion was carried unanimously.

**CHAIRMAN'S REPORT:**

Chair Bailey had no report at this time.

**COMMITTEE MEMBER REPORTS:**

**East Lake Historical Society:**

Mr. Hammond shared that the East Lake Historical Society Museum will be closing their facility due to the property being sold. He noted that the East Lake Chamber of Commerce is trying to help them locate another facility.

**Mt. Plymouth Landowner's League:**

Ms. Nipe informed that the proposed rezoning of the golf course was approved for 75, 85 and 100 foot lots with many concessions made for quality housing. She shared that there is an interactive map for reporting litter for "Keep Lake Beautiful" and that a "snipe sign" initiative has been created.

**STAFF REPORT:**

**Development Activity In and Adjacent to CRA:**

Ms. Keedy reiterated that that has been rezoning activity in the area of the golf course, Mt. Plymouth Greens Planned Unit Development (PUD) is requested to be rezoned from Medium Residential District (R-3) to a PUD for a single-family residential development. She also mentioned that the Summer Lake Groves area near Round Lake Road is proposed to be rezoned from Agricultural (A) to Planned Unit Development (PUD) for a phased mixed use PUD and borrow pit use mining conditional use permit to

supply fill material for the Wekiva Parkway construction. She also shared that Tuscany Oaks off of State Road 46 will have some commercial lots available.

**Legislative Update:**

Commissioner Campione noted it is getting closer to knowing exactly what will be funded through the legislative process and it appears that the Lake County Center for Advanced Manufacturing at Lake Technical College request is still intact. She mentioned that the governor increased some of the requirements for special districts.

**CRA Staffing:**

Ms. Keedy announced that Amye King who was the Community Liaison Manager is no longer working with the county. She is repurposing that position so it will have more responsibility with the CRA.

Mr. Hammond announced that the Christ Community Fellowship is hosting the 1<sup>st</sup> Annual “Run for the Son 5K,” to raise money to support the less fortunate in the community and across the world. They are looking for sponsors and participants for the event which will take place on Saturday, April 2, 2016 beginning at 7:30 a.m. The fundraising goal is \$5,000.00.

Commissioner Campione conveyed that she attended the opening ceremony for Babe Ruth baseball at the East Lake Community Park and shared that the field lights are up but have not been turned on yet.

**ADJOURNMENT:**

There being no further business to be brought to the attention of the Committee, a motion to adjourn the meeting at 7:077 p.m. was made by Earl Hammond seconded by Frances Nipe, and the motion was carried unanimously.

Prepared By:



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Linda Green  
Office Associate V

May 2, 2016

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Date