

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

JULY 9, 2008

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, JULY 9, 2008 at 3:30 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 2008-08.

Members Present:

G. Curtis Duffield, President	
Priscilla Bernardo-Drugge, Vice-President	
Jeanne Etter	Dr. Ronald Holman
Lisa Yonke	Judy Weis
Leslie E. Garvis	

Members Absent:

None

Staff Present:

Brian T. Sheahan, AICP, Planning & Community Design Director
Ian McDonald, AICP, Chief Planner, Planning & Community Design
Melanie Marsh, Deputy County Attorney
Karen Ginsberg, Senior Planner, Planning & Community Design
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design

Guests:

Commissioner Linda Stewart, Lake County Board of County Commissioners
Keith Schue, Local Planning Agency member

G. Curtis Duffield, President called the meeting to order at 3:30 p.m. and noted that there was a Quorum present. He confirmed that Proof of Publication was on file in the Planning and Community Design Division and that the meeting had been noticed pursuant to the Sunshine Statute.

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Approval of the minutes from the May 14, 2008 and June 11, 2008 meeting were postponed until the August meeting.

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRESENTATION

David Marsh, Planning Liaison, Planning District 5, FDOT reviewed the Qualitative Assessment and Crash Plot study on 2.2 miles of SR 46 conducted by Faller, Davis & Associates, Inc. He said some of the recommendations from the study were: installation of oversized traffic signs, reduction of speed limit, a signal rebuild project, trimming of vegetation to increase visibility, adjustment of traffic signal timing, replacement of pavement markings and the installation of audible pavement markings.

WEKIVA PARKWAY

Mark Callahan briefly discussed the history of this project, noting that the parkway corridor had been identified by the legislature and said they considered existing development, wetlands, flood plains and other natural systems. He said after a series of meetings and much consideration they have identified a preferred route. He said they are working closely with the County's Public Works Department regarding the design of the road they will build to ensure that current residents are not denied access.

Mr. Callahan discussed the design of the intersection of 46A and SR 46 and added that if the traffic flow changes the intersection would be redesigned to reflect those changes. He discussed the number of lanes planned for different areas.

Mr. Callahan said in order to fund construction that this will be a toll road. He explained the different planning phases and said acquisition of right-of-way (ROW) would commence after the Project Design and Engineering (PD&E) study is complete. He said it is the intention of Florida Department of Transportation (FDOT) to turn a portion of SR46 over to Lake County when the Parkway is complete.

PUBLIC COMMENT

Mr. Callahan answered several questions from the audience regarding the number of access points to the Wekiva Parkway and needed improvements to other roadways.

Mr. Callahan said FDOT is planning for this project so that it does not interfere with any of the proposed trail systems.

DISCUSSION OF FUTURE LAND USES

President Duffield said they have nine (9) remaining meetings to conclude review of the Land Development Regulations (LDRs) specific to this area.

Karen Ginsberg, Senior Planner, Planning & Community Design discussed maps she distributed to the committee. She also provided information on LDRs, Future Land Use Categories (FLUCs) and samples of equestrian overlays.

Leslie Garvis said she believed it was more important for them to address the FLUC issues in the area along SR46 because of development pressures. President Duffield said

the time frame was the reason for starting with the easiest categories. Priscilla Drugge thought there was a perception that the committee had not done anything and said people are most interested in the Main Street District. Jeanne Etter asked how long staff thought that would take. Mr. Sheahan said the review of the Main Street District would take six (6) or seven (7) meetings. Ms. Drugge suggested committee members could e-mail staff comments on some issues, such as the scenic byway, to save meeting time.

Mr. Sheahan said staff would start wherever the Committee wanted; it was the committee's decision to start with the rural categories. Mr. Sheahan said the first meeting could be a charette. Ms. Etter discussed the responsibilities of committee members to do research and study the issues so they are prepared when they arrive at the meetings.

MOTION by Priscilla Drugge, SECONDED by Leslie Garvis, that the MPSPAC begin review of the Future Land Use Categories with the Main Street District.

President Duffield said if the committee was going to focus on the Main Street District for seven (7) meetings, they would need to be methodical and focused. He suggested setting the agenda for those meetings at this time.

MOTION amended by Priscilla Drugge, SECONDED by Leslie Garvis to set agendas for the consideration of policies related to the Main Street District.

Lisa Yonke said she wanted to make a few comments, noting that the committee needed to have direction instead of personal agendas. She said they weren't working together towards that goal and noted that staff was more qualified than the members.

PUBLIC COMMENT

Sue Brooks said she was glad goals were going to be set and suggested the committee begin with the issues that they have in common.

Keith Schue said he could provide some written comments and noted because the Main Street District was unique, that the committee will have to define the Market Square.

Kathie Beselica said she agreed with Ms. Yonke's comments on the importance of moving forward because of the development pressure on the area.

Dr. Holman called the question.

The motion was restated by President Duffield.

FOR: Duffield, Bernardo, Etter, Holman, Garvis, Weis, Yonke
ABSENT: None
AGAINST: None
MOTION PASSED: 7-0

MOTION by Jeanne Etter that these meetings be workshops to allow the committee to focus on the issues and said public comment could be taken at the end of the meetings.

Mr. Sheahan said staff could develop an outline scheduling different issues for discussion. He said staff would take the direction of the committee and draft regulations, ensuring the LDRs are consistent with the Comprehensive Plan.

MOTION withdrawn by Jeanne Etter.

Ms. Garvis voiced concern about excluding the public. Commissioner Stewart commented on the importance of completing this and said they have received input from the community and now it was the committee's responsibility to move forward. She noted that time had been wasted at today's meeting. Mr. Sheahan said staff did not intend to limit public input. Ms. Drugge suggested limiting public comment to the beginning and the end of the meetings.

PUBLIC COMMENT

Kathie Beselica said she was encouraged by this meeting and emphasized the importance of public input, so the public feels they are part of the process.

Mr. Sheahan listed some of the zoning topics to be scheduled, such as defining uses, including those requiring Conditional Use Permits (CUPs), site development standards, impervious surface ratios (ISR), set backs, building height, floor area ratio (FAR), open space, landscape, parking, dark skies and signage. He noted that some of these topics can be particularly difficult. Ms. Etter asked about the existing commercial uses. Mr. Sheahan discussed issues related to existing nonconforming uses. Mr. Schue noted that density can not exceed the future land use density.

Tentative dates for the September community meeting were discussed.

MOTION by Dr. Holman, SECONDED by Jeanne Etter to adjourn.

Duffield, Bernardo, Etter, Holman, Garvis, Weis, Yonke

ABSENT: None

AGAINST: None

MOTION PASSED: 7-0

The Chair adjourned the meeting at 5:28 p.m.

Donna R. Bohrer
Public Hearing Coordinator

Jeanne Etter
Secretary