



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

CALL TO ORDER – The July 16, 2013 meeting of the Lake County Mt. Plymouth-Sorrento Community Redevelopment Advisory (CRA) Committee began at 6:03 p.m. It was noted that a quorum was present.

ATTENDANCE:

<p><u>Members/Staff Attending:</u> Frances Geddes, Property Owner in Planning Area Dave Croson, Property Owner in Planning Area Christine Thompson, Property Owner in Planning Area Matthew Matulia, Property Owner in Planning Area Frances Nipe, Resident/Property Owner within 3-miles, Vice Chair Thomas A. Van de Kieft, Resident/Property Owner within 3-miles Timothy J. Bailey, Resident/Property Owner within 3-miles, Chair Bill Veach, Deputy County Manager Dottie Keedy, Director, Community Services Department Linda Green, Office Associate V, Community Services Department</p>	<p><u>Members/Staff – Not Attending</u> Commissioner Leslie Campione, BCC Liaison</p> <hr/> <p><u>Others Attending:</u> Clark Morris Rhonda Mason Amy Fowler Helen McCormick Sheryl L. Penninton Catherine Hanson Rick Thompson</p>
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APPROVAL OF MINUTES:

A motion to approve the May 15, 2013 Mt. Plymouth-Sorrento CRA Committee minutes, as presented, was made by Dave Croson, seconded by Frances Nipe, and the motion was carried unanimously.

REVIEW AND DISCUSSION OF IMMOKALEE REDEVELOPMENT PLAN:

Chair Bailey initiated the discussion and noted that Ms. Keedy has a Master's degree in Planning and turned the discussion over to her.

Ms. Keedy stated that she has provided the Committee with a summarization of the Immokalee Area Community Redevelopment Area (CRA) Goals for their review. She requested they use this as an example of how to determine their goals for the Mt. Plymouth-Sorrento CRA.

DISCUSSION OF GOALS AND PRIORITIES FOR MT. PLYMOUTH-SORRENTO CRA:

Chair Bailey expressed that would like to minimize the expansion of industrial and manufacturing development within the CRA.

Mr. Matulia noted that he is concerned about how the traffic will flow with the future changes to State Road 46. He also noted that he would envision the creation of sidewalks, streetlights, curbs, etc. within the CRA.

Chair Bailey mentioned that in the future, when the Florida Department of Transportation (FDOT) turns State Road 46 over to the County, it will become County Road 46 and the traffic will most likely move slower.

Ms. Thompson expressed that she would like Mt. Plymouth-Sorrento to be a distinct area and not be viewed as a thoroughfare to Mt. Dora. She also wished to see it as a family community with recreational opportunities.

After a considerable amount of discussion concerning current allowable land uses, it was determined to invite a representative from the Lake County Growth Management Department, to a future meeting, to educate the Committee and guests on the Land Development Regulations (LDRs) and how they apply within the CRA.

Ms. Keedy pointed out that there may be a need to have a "Circulation Study" performed to investigate the best way for the area to become a walkable community.

Some discussion occurred related to some citizens wishing golf carts to be allowed on local roadways.

Mr. Croson questioned whether the defunct golf course will be addressed and it was noted that it was not included in the CRA and that it is currently privately owned.

Some discussion occurred concerning the "Neighborhood Lakes" area and it was determined that the Lake County Board of County Commissioners (BCC) owns that property and they are contemplating adding bike trails on that site, which could be a favorable addition to the CRA.

Chair Bailey suggested that Committee members take photographs of various communities that appeal to them to share at a future meeting.

Mr. Matulia pointed out that the Committee should decide whether to focus their efforts on attracting families or older groups of people.

Discussion occurred concerning the types of eco-tourism that could attract tourists to the area. Some of those attractions could be, bike trails, the areas close proximity to the Wekiva River, hiking, and kayaking. Also, the business aspect could feature recreational types of merchants such as Outfitters. A suggestion was made that a rental station for paddleboats in the Neighborhood Lakes area could be a viable attraction.

Ms. Thompson related that, historically, the Mt. Plymouth area used to be referred to as "Little Switzerland."

Ms. Nipe suggested that historical and bike tours could be organized to serve as a destination for tourists to visit the area. She also expressed that there are several orchid houses in the area which could be a theme for festivals and events.

Mr. Rick Thompson mentioned that the area mom and pop businesses thrive off of Mt. Dora's festivals and Leesburg's Bike Week by visitors who want to escape the crowds in those cities.

Mr. Matulia pointed out the properties within the CRA need beautification and that adequate infrastructure is lacking.

Ms. Nipe commented on the current LDRs relative to the area and Ms. Keedy noted that any new development coming into the area would need to comply with those requirements outlined within the LDRs.

Ms. Keedy related that the CRA's Redevelopment Plan would need to include a Capital Improvement Plan and be tied into the adopted goals of the CRA. She added that the Redevelopment Plan must be approved by the BCC, and a Trust Fund would need to be established through the Lake County Property Appraiser.

Discussion occurred concerning the challenges and costliness of constructing a water and sewer system in the area.

After much discussion the Committee determined the following as some possible goals:

1. Economic Development Goals
2. Housing Goals (*Ms. Keedy explained the Community Services Department, Housing Services Division Emergency Replacement Mobile Home Program.*)

3. Community Image Goals
 - a. Gateways
 - b. Recreation
 - c. Parks
 - d. Gathering Spaces
4. Redevelopment Area Goals
5. Utility Goal *(Ms. Keedy pointed out that most utilities are provided by cities. A discussion occurred regarding Astor's utility system.)*
 - a. Stormwater *(Possibly develop a Master Stormwater Plan.)*
6. Transportation Goals
 - a. Traffic Flow
 - b. Multi-Modal
7. Lifestyle Goals
 - a. Equestrian
 - b. Agri-Business

Ms. Sheryl L. Penninton remarked that the Committee may want to include Cultural Activities to one of their goals and she mentioned that longtime property owners within the golf course area are very interested in what the CRA plans to accomplish.

Ms. Catherine Hanson questioned whether Community Development Block Grant (CDBG) funds may be used for some projects. To which Ms. Keedy responded that they could be utilized if those projects are identified and approved within the County's CDBG Action Plan.

Some discussion occurred concerning requiring FDOT to make improvements to State Road 46 before they turn the roadway over to the County. The Florida Main Street Program was also discussed and the requirements of such.

SUGGESTIONS FOR VISITS TO OTHER COMMUNITIES' REDEVELOPMENT AREAS:

Ms. Keedy provided the Committee with a listing of resources for individual site visits to various CRA's that are similar to the Mt. Plymouth-Sorrento area. She suggested that they visit the areas and take photographs of aspects they like about them to share with the group. She also provided a list to trail websites for the members to peruse.

FUTURE MEETING DATES AND LOCATION:

Chair Bailey expressed that he would like to invite the entire Mt. Plymouth-Sorrento region to informational meetings twice a year, possibly in October and March, that would be held at Sorrento Elementary School and provide educational components at such time.

The Committee briefly discussed the best location for meetings and determined, for now, to continue holding them at the J.A. Croson's Office, in their conference room.

The members discussed meeting the second Tuesday of each month and designated Ms. Keedy to check Commissioner Campione's availability for that those dates. *(Note: After assessing the Commissioners' schedule it was determined that the third Tuesday of each month would be best.)*

Mr. Richard Thompson suggested that the Committee hold their meetings at different locations, such as other CRA locations. To which it was pointed out that the Sunshine Law that this Committee acts under prohibits that type of meeting due to the necessity that it must be available and open to the public.

It was noted that the Committee would like to have experts present at some meetings to discuss certain topics of interest.

Ms. Nipe touched on "Form Based Code" such as is in place in the City of Eustis. The Chair requested Ms. Keedy to compose a written explanation of that Code so all members may understand its concept.

Ms. Catherine Hanson suggested that the Committee obtain photographs of the area for inclusion in the upcoming "Wings and Wildflowers" event to promote East Lake County.

Chair Bailey suggested obtaining a sponsor to provide soft drinks and pizza at future meetings.

ADJOURNMENT

There being no further business to be brought to the attention of the Committee, a motion to adjourn the meeting at 7:30 p.m. was made by Christine Thompson, seconded by Frances Geddes, and the motion was carried unanimously.

It was noted that the next regular meeting will be scheduled after checking Commissioner Campione's schedule. *(After a review of her schedule, it was determined the next meeting would be **August 20, 2013 at 6:00 p.m.**)*

Prepared By:



Linda Green
Office Associate V

July 19, 2013

Date