



**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 August 20, 2013 meeting of the Lake County Mt. Plymouth-Sorrento Community Redevelopment Advisory (CRA) Committee began at 6:08 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 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 Commissioner Leslie Campione, BCC Liaison 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> Matthew Matulia, Property Owner in Planning Area</p> <hr/> <p><u>Others Attending:</u> Shirley Meade Maggie Fisher Bill Morris Clark Morris Vance Jochim</p>
--	--

APPROVAL OF MINUTES:

A motion to approve the July 16, 2013 Mt. Plymouth-Sorrento CRA Committee minutes, as presented, was made by Christine Thompson, seconded by Frances Geddes, and the motion was carried unanimously.

INFORMATION REQUESTED BY COMMITTEE:

Form Based Codes:

Ms. Dottie Keedy stated that Form Based Codes were created to regulate development to achieve a specific urban form to discourage vehicle dependent communities. She added that Form Based Codes include a regulating plan, public space standards and building form standards. Those standards usually include maximum building setbacks, minimum window space on facades, maximum building height standards, requirements for on-street parking, street trees, street furniture and other specifications. They also may include architectural, landscaping and signage standards. She noted that the town of Seaside in the North Florida panhandle is an example of Form Based Code.

Ms. Frances Nipe added that, locally, the City of Eustis has been utilizing Form Based Codes for approximately six years in their downtown area.

Commissioner Campione discussed the need to have design standards included within the CRA supporting a form based code pedestrian oriented community. *(Added from modifications made at September 17, 2013 meeting)*

Ms. Keedy related that some areas in St. Lucie County, Miami, Naples, and Coral Gables are also using Form Based Codes, as well as, Winter Park. She explained that the communities create their own code, for example, to encourage community gathering spaces or walking.

Mr. Thomas Van de Kieft shared that the City of Gainesville, Florida is also using form based codes. Their Form Based Code document may be found at:

<http://www.cityofgainesville.org/GOVERNMENT/CityDepartmentsNZ/PlanningDepartment/LandDevelopmentCodeUpdate/tabid/709/Default.aspx>.

Discussion continued concerning what the Mt. Plymouth-Sorrento CRA would base its Form Based Code on since no historic sites exists within it and the importance of building up the infrastructure such as curb cuts. Chairman Bailey added that following the county's current Land Development Regulations would be more identifiable than utilizing Form Based Codes.

Florida Main Street Program Information:

Ms. Keedy related that the Florida Main Street Program is a technical assistance program administered by the State of Florida Bureau of Historic Preservation for traditional historic commercial areas. It is applicable only to communities with historic resources sufficient to create a well-defined sense of place and a tangible link to the past. She further added that cities that are approved for a Florida Main Street Program must hire a full-time downtown manager, establish a Main Street Board and develop a local program for revitalization. The community also must raise the necessary funding for staffing and administering the programs.

State Road 46 Transfer to Lake County:

Ms. Keedy reported that the Florida Department of Transportation (FDOT) will not be turning over ownership and maintenance of State Road 46 until approximately the year 2021 once the proposed Beltway is completed. She added that FDOT has informally agreed to resurface the road prior to relinquishing it to Lake County; however, as a state road it does not meet their criteria for sidewalks due to the posted speed and nature of the traffic. Further, once it becomes a County road and the speed limit is reduced, the County will be able to apply to FDOT for a sidewalk grant to assist with those costs.

Chairman Bailey felt that by then, only local traffic will be using the road and others will utilize the Beltway.

Discussion ensued concerning the benefits and weaknesses to the slated changes for State Road 46.

REVIEW PHOTOGRAPHS OF OTHER COMMUNITY REDEVELOPMENT AREAS:

At this time, Ms. Keedy reviewed a PowerPoint Presentation featuring photographs of other CRAs which included spaces for outdoor places, architectural features, storefront space, outdoor seating, on street parking/traffic calming devices, landscaping, narrow streets, adaptive reuse of buildings, facades, recreation, bike trails, decorative overpasses, examples of signs, and design standards.

Some discussion occurred concerning each photograph and the desire to create a lively village center which includes retail and office space.

REVIEW DRAFT MT. PLYMOUTH-SORRENTO CRA GOALS AND OBJECTIVES:

At this time, Ms. Keedy reviewed a draft of the Mt. Plymouth-Sorrento CRA Goals and Objectives (*attached*) with the Committee. She encouraged the members to review these goals and objectives so they can be thoroughly discussed at the next Committee meeting.

Ms. Christine Thompson mentioned that she met with the City of Umatilla's Manager to discuss how their current CRA began and how much revenue it generates on a yearly basis.

Chairman Bailey requested all members to review the draft Goals and Objectives to ensure their visions are included in the document.

OPEN DISCUSSION:

General discussion occurred concerning the need to see this project begin as it will take a very long time to see the results.

Chairman Bailey related that he would like to see this project promoted within the community to encourage everyone to get involved and create an open discussion.

Chairman Bailey stated that Gigi's Italian Restaurant provided pizza for this meeting and requested everyone to thank the restaurant for their generous donation.

Ms. Catherine Hanson mentioned that she was pleased with the direction this Committee is taking the CRA and that the community needs to come together to prioritize what they would like to see take place for the CRA.

Chairman Bailey expressed that he would like to have educational programs for the CRA meetings on a semi-annual basis.

Commissioner Campione questioned when the Trust Fund for the CRA needed to be set up. To which Ms. Keedy responded that it needs to go before the Lake County Board of County Commissioners in March or April of 2014 and be submitted to the Property Appraiser before June 2014.

Chairman Bailey commented that the Committee should make a presentation to the Lake County Board of County Commissioners to garner their support and present them with the proposed CRA Redevelopment Plan.

Ms. Thompson discussed the possibility of having a separate meeting for each concept of the CRA Redevelopment Plan.

Chairman Bailey requested each member to review the draft Goals and Objectives and to gather photographs of aspects of various CRA's they encounter and send those photos to Ms. Keedy and Ms. Green.

ADJOURNMENT

There being no further business to be brought to the attention of the Committee, a motion to adjourn the meeting at 7:33 p.m. was made by Christine Thompson, seconded by Frances Geddes, and the motion was carried unanimously.

The next Mt. Plymouth-Sorrento CRA Advisory Committee meeting will be held on Tuesday, September 17, 2013 at J. A. Croson Offices, Sorrento, FL.

Prepared By:



Linda Green
Office Associate V

August 27, 2013
Date