

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

SEPTEMBER 10th, 2008

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, SEPTEMBER 10th, 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:

Priscilla Bernardo-Drugge, Vice-Chairman
Jeanne Etter, Secretary
Dr. Ronald Holman
Lisa Yonke
Judy Weis
Leslie E. Garvis

Members Absent:

G. Curtis Duffield, Chairman

Staff Present:

Brian T. Sheahan, AICP, Director, Planning & Community Design
Melanie Marsh, Deputy County Attorney
Ian McDonald, Chief Planner, Planning & Community Design
Rick Hartenstein, Senior Planner, Planning & Community Design
Karen Ginsberg, Senior Planner, Planning & Community Design

Guests:

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

Priscilla Bernardo-Drugge, Vice Chairman, called the meeting to order at 3:30 p.m. and noted that there was a Quorum present. She 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.

MOTION by Dr. Ronald Holman to approve the minutes from August 13th, 2008 as submitted.

DISCUSSION ON SEPTEMBER WORKSHOP

Karen Ginsberg, Senior Planner, Planning & Community Design, welcomed the committee members and discussed the September 16th, workshop; concerning legal advertisement, sign posting, time - 6:30 P.M. to 8:00 P.M., location – Round Lake Elementary and advised she will be talking with Chris Patton, in the Information Outreach Administration office concerning the public announcement. She suggested residents spread the word among the community of the upcoming workshop.

BOUNDARY OF MARKET SQUARE ZONING DISTRICT

Ian McDonald, AICP, Chief Planner, Planning & Community Design, opened discussion concerning the boundaries of the Market Square Area. He suggested adding the 10 acre notch West of Hunter Avenue as part of the Market Square Area, noting that omitting the notch takes out half of the parcel thus resulting in split zoning. He also discussed connectivity and pedestrian access for the Market Square. He discussed creating a grid network for the Market Square.

Dr Holman, committee member, proposed that the boundaries be adjusted by including the Chambers & Library.

Judy Weis, committee member, stated that too much commercial development is being proposed.

Leslie E. Garvis, committee member, commented that existing uses will likely change over time and that the Committee needs to consider the big picture. She said that the built areas should not be omitted because they will likely be redeveloped in the future.

Jeanne Etter, Secretary of the committee, reminded everyone of the 30,000 square foot limit.

Ian McDonald, stated that the Land Development Regulations can be written to regulate the level/scale of development. As an example, Mr. McDonald noted that the floor area ratio and impervious surface ratio would have to be followed.

Priscilla Bernardo-Drugge, discussed her concern for the size of the Market Square Area. She would like to see the acreage reduced from 80 acres to 40 acres. She felt that 40 acres would be more in line with a 5 minute walkable area and was concerned with how much commercial the area would support. She discussed limiting some uses in the Market Square. She felt some uses such as banking and fast food should be kept outside of the Market Square Area, as such businesses are typically designed for automotive traffic. She felt such functions were in conflict with the pedestrian goals of the Market Square. She suggested that the Market Square Area include civic uses, such as a larger park or a band shell in the square area.

Dr. Ronald Holman, felt the area to the North of SR 46 didn't really fit for the Market Square.

Ian McDonald, suggested that we only take land South of SR46. He also mentioned protecting the canopy trees on the SW 10 acre parcel.

Priscilla Bernardo, stated she wanted to maintain a boundary on either side of SR46 because the intersection serves as a "crossroad".

Jean Etter, committee member voiced concern that if the properties North of SR46 were taken out there wouldn't be connectivity with the trail system and the new school to the North.

Dr. Holman stated that it did not make sense to include the North side of SR46 because of the traffic and the little likelihood that northern buildings will be rebuilt for new uses.

Leslie Garvis, committee member, suggested taking out the Peninsula property and keeping the Croson property.

Dr. Holman suggested keeping the properties south of Craig Avenue, including the southern Croson parcel.

Dr. Holman made a suggestion to define the northern boundary as Craig Avenue.

The committee and Lake County staff came to a general consensus on removing the Peninsula property and keeping the Croson parcel and adding the southern half of the parcel at the southwest portion of the boundary.

MOTION by Dr. Ronald Holman, to define the north Market Square boundary as Craig Ave. to the west of north CR 437, as the railroad easement between North CR 437 and the power line easement, and SR 46 between the power line easement and Margie Owens Road. Additionally, change the Market Square boundary to add the 10 acres at the southwestern most part of the boundary, thus defining the western boundary as the western boundary of the Karve property, the southern boundary as the southern boundary of the Karve property and the eastern boundary as Margie Owens Road. The Floor Area Ratio and size can be regulated by the LDRs.

MOTION restated for Market Square boundary, SECONDED by Judy Weis, to define the north Market Square boundary as Craig Ave. to the west of north CR 437, as the railroad easement between North CR 437 and the power line easement, and SR 46 between the power line easement and Margie Owens Road. Additionally, change the Market Square boundary to add the 10 acres at the southwestern most part of the boundary, thus defining the western boundary as the western boundary of the Karve property, the southern boundary as the southern boundary of the Karve property and the eastern boundary as Margie Owens Road. The Floor Area Ratio and size can be regulated by the LDRs.

FOR: Holman, Bernardo, Yonke, Weis, Garvis

ABSENT: G. Curtis Duffield, President

AGAINST: Etter

MOTION PASSED: 5-1

CONTINUED NEW BUSINESS

DETERMINE PERMITTED LAND USES

Ian McDonald, opened the discussion concerning permitted land uses by going down the list of the permitted land uses and asking for a consensus on each use as acceptable “yes” or “no”.

The consensus went as follows:

Car repair/sales or service – No

Car wash - No

Retirement Home – No

Schools – No

Banks – Yes but no drive thru

Bar or Tavern – Yes but no liquor stores

Personal care services – Yes

Professional Offices – Yes

Convenience Retail – Yes but no gasoline sales

Bed & Breakfast – Yes

Residential above business – Yes

Sheriff Substation allowable under civic use – Yes
Cultural Uses – Yes
Limited Daycare (short term) – Yes, but research
Private Club – Yes
Parks/Recreation – Yes

Ian McDonald tabled the zoning discussion and advised that agenda items not covered in this meeting will be put on the agenda for the next meeting. He distributed assignments to staff concerning design standards.

Priscilla asked for committee members to send discussion outlines to staff prior to each meeting for the Agenda.

MOTION by Dr. Holman, SECONDED by Judy Weis to adjourn the meeting.

The Chair adjourned the meeting at 5:00 p.m..

Ann Corson
Office Associate IV

Jeanne Etter
Secretary