



**MT. PLYMOUTH-SORRENTO COMMUNITY
REDEVELOPMENT ADVISORY COMMITTEE
OCTOBER 14, 2014 MEETING MINUTES
J.A. CROSON OFFICES – CONFERENCE ROOM
31550 COUNTY ROAD 437, SORRENTO, FLORIDA 32776**

CALL TO ORDER – The October 14, 2014 meeting of the Lake County Mt. Plymouth-Sorrento Community Redevelopment Advisory (CRA) Committee began at 6:04 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 Chairman Thomas A. Van de Kieft, Resident/Property Owner within 3-miles Timothy J. Bailey, Resident/Property Owner within 3-miles, Chairman Dottie Keedy, Director, Community Services Department Erika L. Greene, Northeast Lake Economic Development Coordinator, Economic Development & Tourism Department Steve Green, Chief Planner, Planning & Community Design Division, Growth Management Department Linda Green, Office Associate V, Community Services Department</p>	<p><u>Members/Staff – Not Attending</u> Matthew Matulia, Property Owner in Planning Area Commissioner Leslie Campione, BCC Liaison</p> <hr/> <p><u>Others Attending:</u> Nancy Williams Betty Ann Christian Maggie Fisher Shirley Meade Virginia Loomis Fran Conrad Dan Conrad Catherine Hanson Susan Brooks Duane Booth, BESH</p>
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WELCOME AND INTRODUCTIONS:

Chair Bailey welcomed everyone to the meeting and requested each person to introduce themselves and share what they want to see transpire in the Mt. Plymouth-Sorrento area.

APPROVAL OF MINUTES:

A motion to approve the September 16, 2014 Mt. Plymouth-Sorrento CRA Committee minutes, as presented, was made by Dave Croson, seconded by Frances Geddes, and the motion was carried unanimously.

NEW BUSINESS:

PRESENTATION BY GROWTH MANAGEMENT DEPARTMENT ON LAKE COUNTY'S CURRENT DESIGN STANDARDS FOR THE MT. PLYMOUTH-SORRENTO AREA:

Mr. Steve Greene, Chief Planner with the Planning and Community Design Division, of the Lake County Growth Management Department, appeared before the group to discuss the current design standards that Lake County has in place for the Mt. Plymouth-Sorrento area.

Mr. Greene distributed a pamphlet which outlines details of Building Design, Site Design, and Alternative Design for Lake County. Of the Building Design provisions he discussed the requirements for materials and colors, massing, roofs, building lighting, and mechanical equipment. He shared that the entrances; connectivity; loading docks, trash collection containers and similar facilities; pedestrian circulation; and fences and walls should also be incorporated into the overall Site Design of the building and landscaping. He also discussed that Alternative Design standards may be approved by the County Manager or designee if the applicant demonstrates that the alternative design meets the intention of Section 9.10.01 of the Lake County Code. He noted that this pamphlet was created from the Commercial Design Standards Ordinance, 2014-3, adopted by the Lake County Board of County Commissioners on January 28, 2014.

Chair Bailey thanked Mr. Greene for sharing the pamphlet and noted that he would like to further discuss the document with the Committee at the next Mt. Plymouth-Sorrento CRA meeting.

Ms. Frances Nipe questioned whether the Sunoco service station/convenience store in Sorrento was utilizing the correct Site Design standards related to signage on its building. To which Mr. Greene responded that the building is using its signage correctly and that the colors on the building are graphics which is not a part of the sign. He added that Lake County has a sign code in Chapter 10 of the Land Development Regulations. He further discussed how signs are handled differently based on the square footage of the building and its location.

Chair Bailey mentioned the possibility of incorporating the design standards for the Mt. Plymouth-Sorrento CRA to mimic the design standards for the City of Mt. Dora.

Ms. Nipe suggested that all future projects be required to put in sidewalks to ensure connectivity, which Mr. Greene noted that it would be beneficial to have it required for upcoming projects.

Mr. Greene encouraged everyone to review the pamphlet and let him know if they have any questions, as his office is available to help and provide guidance to the CRA. With that said,

he distributed his business cards to all. He noted that the Growth Management Department tries to encourage developers to plan their designs around existing trees.

Ms. Dottie Keedy shared that the design standards can be written to incentivize developers to retain existing trees by not requiring them to put in as much landscaping.

COMMITTEE DISCUSSION ON PROPOSED CRA DESIGN STANDARDS:

Ms. Frances Nipe reviewed a Design Guidelines Comparison Table she created with the Committee and audience members. This table compares the regulations of Lake County, Mt. Dora, and the current Lake County Comprehensive Plan's Mt. Plymouth-Sorrento section.

She discussed the signage requirements of each area and noted that Mt. Dora's regulations are more detailed. She encouraged everyone to look at a variety of signs that appeal to them, such as the Red Tail Community sign that has exterior lighting versus interior lighting.

Ms. Nipe shared information about Mixed Use Residential Districts and mentioned that the Committee may want to reconsider whether they want to continue to disallow gated communities. Ms. Keedy added that the Committee may want to consider allowing gated communities outside of the CRA boundaries.

Ms. Nipe further discussed Architectural Design features such as, building design and orientation, massing, overhead doors/wall plane projections, requirements of four out of 13 design elements, and detail features and blank wall areas. Also, detailed discussion occurred concerning roof treatments, building materials, drive through windows, service function areas, pedestrian walkways, lighting, fencing, outparcels, curvilinear natural and manmade bodies, off-street parking, landscaping, shopping center standards, public art, trail design, and paint colors.

Chair Bailey thanked Ms. Nipe for all of the information she gathered and presented to the group.

Ms. Keedy noted that she would take all of this information to staff to formulate a draft Design Standards document for the CRA.

A motion to create the CRA Design Standards by incorporating the City of Mt. Dora's Design Standards and modifying them as necessary was made by Dave Croson, seconded by Christine Thompson, and the motion was carried unanimously.

UPDATE ON STATE ROAD 46:

Ms. Keedy shared that the Public Works Department has agreed to fund a consultant to create a conceptual plan for State Road 46. She also shared that she has been to several Department of Transportation workshops recently and found they are leaning towards a "complete streets" concept for the area and it should be incorporated into the design when they turn the roadway over to the County. She mentioned that the "complete streets" concept would be interchange to interchange and incorporate traffic calming methods.

COMMUNITY-WIDE MEETING UPDATE:

Ms. Keedy discussed what could occur in the community-wide meeting and some displays that could be arranged by other governmental agencies and organizations.

Chair Bailey noted that a charrette cannot be planned at this time due to there not being any funding available.

Ms. Keedy discussed a draft agenda for the evening and ways to engage the community in the process by allowing them to prioritize projects of importance to them.

OPEN DISCUSSION:

Chair Bailey encouraged all organizations to get their information out to the citizens about their meetings.

Ms. Keedy noted that the current Mt. Plymouth-Sorrento CRA Advisory Committee members are up for reappointment due to their terms expiring January 22, 2015. She noted that if they would like to remain on the committee they must fill out a new application form and submit it to the Lake County Board of County Commissioners to the attention of Grace Watson. It was noted that Ms. Green would email an application to Mr. Matulia.

It was announced that Congressman Dan Webster will be in the area to visit with some of the local businesses and the East Lake Chamber of Commerce during this week. Also announced was that the East Lake Chamber of Commerce Fall Festival will be held Saturday, October 18 and that the Pumpkin Patch at the Library is open through the end of the month.

ADJOURNMENT:

There being no further business to be brought to the attention of the Committee, a motion to adjourn the meeting at 7:47 p.m. was made by Frances Nipe, seconded by Christine Thompson, and the motion was carried unanimously.

The Community-Wide Plymouth-Sorrento CRA Advisory Committee meeting was scheduled for Tuesday, November 18, 2014.

Prepared By:



Linda Green
Office Associate V

October 27, 2014

Date