

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

December 13, 2006

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, December 13, 2006 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 2004-67.

Members Present:

G. Curtis Duffield, President
Priscilla Bernardo-Drugge, Vice-President
Betty Ann Christian, Secretary

Tim Bailey
Jeanne Etter
Clark Morris

Minnie Bollar
Dr. Ronald Homan
Judy Weis

Members Absent:

Scott Taylor

Staff Present:

Wayne Bennett, AICP, Growth Management, Planning Director
Donna Bohrer, Office Associate, Planning and Development Services
Quinette Durkin, Property Manager, Lake County Attorneys Office
Karen Ginsberg, Senior Planner, Lake County Planning & Development
Stacy Allen, Senior Planner, Lake County Planning & Development
Rick Hartenstein, Senior Planner, Lake County Planning & Development
Dottie Keedy, Director of Lake County Economic Growth & Redevelopment

Guests:

Commissioner Linda Stewart, Lake County Board of County Commissioners
Chelsea Pierce, Central Florida Sustainable Communities Initiative
Mark Reggentin, City of Mount Dora Planning Director
Keith Schue, Local Planning Agency member

G. Curtis Duffield, President called the meeting to order at 3:37 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

MOTION by Jeanne Etter, **SECONDED** by Betty Ann Christian to approve the Mt. Plymouth-Sorrento Planning Advisory Committee minutes of September 13, 2006 as submitted.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Weiss, Richardson, Morris

ABSENT: Taylor, Holman

AGAINST: None

MOTION PASSED: 9-0

NEW BUSINESS

President Curtis Duffield said public comment would be taken before items are voted on by the committee.

Chelsia Pierce, Planner, Central Florida Sustainable Communities Initiatives (CFSCI) and Canin Associates reviewed the report from the September 30, 2006 charette. She said good attendance enabled them to get a vision of the community's desires. She said the report recommendations were based on the charette results and on the committee's policies.

Several concept plan topics were reviewed including the central park area, the Main Street District, housing types, parking and grid traffic patterns. President Duffield noted that including apartment dwellings had not been discussed by the committee. Ms. Pierce discussed optional designs for apartment buildings which would address some of the objections to apartments and said the concept plan had included a variety of housing types.

Dr. Holman arrived at 3:46 p.m.

Ms. Pierce discussed how trails could be incorporated into the community plan. She said the purpose of a concept plan was to demonstrate the community's vision as opposed to a specific plan, which would have to take into consideration what was existing on the ground and the intention of property owners. She said attendees placed a high value on creating a sense of place, including preservation of the tree canopy, open space, architectural guidelines, traffic-calming, lighting and landscaping. The design and size of the anchor store was briefly discussed.

Ms. Pierce said some possible next steps could include the planning for and the funding of infrastructure and parks, a market study, a traffic study, localized planning with property owners and design standards.

MOUNT PLYMOUTH-SORRENTO PLANNING ADVISORY COMMITTEE (MPSPAC)

The Committee discussed methods to discourage the use of motor vehicles, such as regulating the amount of parking and avoiding large expanses of parking. The amount of density needed to support the planned commercial uses.

Priscilla Bernardo-Drugge referred to the following sentence "concept plans were presented to the charette audience and were *accepted*," and suggested using "considered" in place of "accepted." She said the maps were not consistent particularly with regards to the Neighborhood Lakes property.

Ms. Etter raised the issue of the "other plan" mentioned on page 3 in the second column, President Duffield suggested discussing that issue later in the meeting.

Ms. Drugge said the graphics on page 9 were shown at the charette but not discussed. She thought this concept plan would create a community within a community and she believed the goal had been to bring the community together. She said the proposed road grid system would increase population by at least 1,600, which she thought the road system would not be able to accommodate. She questioned the intensity and level of development in this concept plan. Mr. Bailey commented that there are and will be strong development pressure on this area and said by anticipating growth, the community could become stronger. Ms. Pierce said their goal was to plan for growth responsibly and appropriately, instead of having sprawling subdivisions. President Duffield commented that combining the concept plan with the reality of what was on the ground would require hard work.

PUBLIC COMMENT

Keith Schue made several comments which included the following: the Main Street District boundaries defined by the MPSPAC are not the same as shown in the concept plan; consideration of the number of residents generated by this plan; the availability of infrastructure and the need to make improvements to the historical area of Sorrento.

Ms. Etter said the area of Sorrento referred to by Mr. Schue was the subject of a Community Development Building Grant (CDBG) through the County's Community Enhancement Program.

Anthony Griggs said if the residential areas were built as shown in the concept plan that those areas would be inaccessible to moving vans.

Don Jones thought the opinions of professional planners should be carefully considered. He thought individuals should try not to be caught up in personal interests and the reluctance to plan for change. He said the question was "how" to deal with development, not whether it was coming.

Commissioner Linda Stewart was concerned about maintaining affordability for the current residents and stressed the importance of considering all the residents. She discussed several options to help control growth including concurrency and said it was important to plan for the future.

Ralph Strickland said he owned several commercial properties at the intersection of SR 46 and CR 437. He described the traffic conditions in that area and the safety issues. He

believed safety precautions should be taken before there are more accidents. He said increasing the population would make the situation even worse. He supported keeping the trail pathway on the south side of SR 46.

Ms. Drugge asked Mr. Schue to update them on the status of the Beltway extension. Mr. Schue said the project is moving forward. He said it will bypass the south part of Mt. Plymouth so traffic will not pass through Mt. Plymouth unless they have business there. He added that land acquisition is also moving forward.

Kathy Bescila said planning is important because growth will come and said people move to this area because of what is here, not what will be here in the future. She would like to see everyone benefit and thought the residents should be able to design their community. She believed resolving the traffic issues on SR 46 needed to be addressed before any more development was allowed.

Ralph Strickland said a certain amount of traffic would be generated by these plans even if they are designed to be walk-able communities.

President Duffield expressed the gratitude of the MPSPAC to Ms. Pierce and Canin and Associates for all of the effort they have put into this project. He reminded the Committee that election of officers would be on the agenda for the next meeting.

NEW BUSINESS

Ms. Etter said she had been attending the Local Planning Agency (LPA) meetings and that the policies of the MPSPAC are being included. She said some issues with the Future Land Use Map (FLUM) remain but will be corrected as the map evolves.

Betty-Ann Christian said there might be a charge for the continued use of this meeting space. There was consensus for her to continue to investigate this situation. Everyone appreciated her reminder phones calls for meetings and asked her to continue.

Tim Bailey thought the committee had decided media issues would be addressed by and directed to the President of the committee. He believed having one information source would be more consistent and it was important to differentiate between personal opinions or comments and the official positions taken by the MPSPAC. Ms. Drugge said how individuals are identified by reporters was not in control of the person making the comments. Ms. Etter said she has made it very clear to the media that she is speaking as a citizen not as a committee member. Dr. Holman thought it had been the intention that information from the committee should be channeled through the President with written information also reviewed by County staff. President Duffield agreed and said problems with the media were nothing new.

Ms. Drugge referred to Sorrento Hills project, stating the MPSPAC had made a recommendation on that project. Rick Hartenstein, Senior Planner, Planning and Development Services, said the application filed on Sorrento Hills was not sufficient and said it would not be scheduled until those deficiencies were addressed by the applicant.

Ms. Etter said the Friends of Ferndale group had invited her to address to their group at an informational meeting to discuss on how the MPSPAC evolved and what has been accomplished. She said other communities would like to undertake similar projects and she would like to be able to help them. President Duffield clarified that Ms. Etter would address the Ferndale group as a committee member, but she would not be making recommendations or advising that group. Ms. Etter said Commissioner Stewart would also be attending that meeting. After some discussion, there was general agreement that committee members had an individualistic approach to their membership and how they envisioned their roles as members and citizens.

PUBLIC COMMENT

Don Jones said the easiest thing to do would be to not make comments to the media.

Ms. Etter strongly emphasized that being able to help other communities undertake a process similar to that of the MPSPAC was very important to her. President Duffield said pursuant to the Sunshine Law any committee member could speak to anyone except to each other and said they were all entitled to their opinions. Clark Morris thought sharing their experience and history with community groups would benefit the County.

OLD BUSINESS

Ms. Drugge said in the past, Mark Reggintin and Keith Schue had been invited to sit with the committee and she thought this invitation should be extended again.

Mark Reggintin said special things are happening in this area and he thought the community will have lots of opportunities. He added that the City considered itself to be a neighbor and felt partnering with this community was important.

Commissioner Stewart said Mt. Dora Council member, Melissa DeMarco said the City was interested in working with this committee to build a trail system. President Duffield said that topic could be added to the next agenda.

MOTION by Priscilla Bernardo-Drugge, SECONDED by Betty Ann Christian to adjourn the meeting.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Holman, Weiss, Richardson, Morris

ABSENT: Taylor

AGAINST: None

MOTION PASSED: 10-0

Donna R. Bohrer
Office Associate


Betty Ann Christian
Secretary