

**LESLIE**  
**CAMPIONE, P.A.**

May 17, 2006

Ms. Barbara Newman, Chairman  
Lake County Land Planning Agency "LPA"  
P.O. Box 7800  
Tavares, Florida 32778

Re: "Wekiva Study Area" Ordinance

Dear Barbara:

I am writing to you directly since I am not sure the most effective way to bring this matter to your Board's attention before the above-referenced matter is forwarded to the Board of County Commissioners for transmittal to DCA. I feel that a grave error is being made in "leaving out" the overlay districts within the Mt. Plymouth Historical Village in the Wekiva Study Area (WSA) Ordinance. This area comprises almost 10 square miles on the Southeastern Boundary of the WSA in a location that is already being impacted by the "Parkway" as landowners and developers anticipate possible routes and connections and identify "prime real estate."

The MPSAC prepared policies on mandatory open space and densities within the Mt. Plymouth Historical Village by establishing a Suburban Residential and Rural Transitional District. The MPSAC provided for more urban uses and densities within the Main Street District subject to "design criteria" (yet to be formulated) that will implement the rural village/traditional neighborhood vision. I am completely puzzled as to the justification for leaving out the MPSAC's recommended districts as they pertain to open space and densities within the WSA.

One explanation given is that the MPSAC's recommendations are more appropriate as LDRs rather than as part of the Comprehensive Plan. Why is that so? Yes, there are some items in the policies that should be included in the LDRs and some that could be addressed in the next Comprehensive Plan Amendment which addresses the entire County, but the overlay districts that establish mandatory open space and allowable densities in the Mount Plymouth Historical Village *belong in the WSA Ordinance. I would expect that this would be a "red flag" for DCA since this 10 square mile area is in the heart of the proposed "Parkway."*

We know that the LDRs do not have the "teeth" that the Comprehensive Plan has. Furthermore, LDRs are much easier to amend and their terms may be varied or waived. While "design criteria" belongs in the LDRs, mandatory open space and maximum allowable density belong in the Comprehensive Plan. On behalf of my Mt. Plymouth-Sorrento clients who have been following this process very closely, I am at a loss to explain why these particular policies are not being included with the WSA Ordinance. I implore you to urge your Board to include them.

Sincerely,

  
Leslie Campione

Cc: Susan Brooks, Heather Brush, et. al.