

**MINUTES  
LAKE COUNTY  
Mt. Plymouth-Sorrento  
PLANNING ADVISORY COMMITTEE**

**APRIL 9, 2008**

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, APRIL 9, 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- \_\_\_\_.

**Members Present:**

G. Curtis Duffield, President	
Priscilla Bernardo-Drugge, Vice-President	
Jeanne Etter	Dr. Ronald Holman
Vacant	Judy Weis
Leslie E. Garvis	

**Members Absent:**

None

**Staff Present:**

Brian T. Sheahan, AICP, Planning & Community Design Director  
Melanie Marsh, Deputy County Attorney  
T.J. Fish, AICP, Executive Director, L/S Metropolitan Planning Organization  
Karen Ginsberg, Senior Planner, Planning & Community Design  
Rick Hartenstein, Senior Planner, Planning & Community Design  
Lori Barnes, Senior Planner, Economic Growth & Redevelopment

**Guests:**

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

G. Curtis Duffield, President called the meeting to order at 3:45 p.m. and noted that there was a Quorum present. He 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.

The meeting was held outside in the picnic area of the Sorrento Christian Center, because electricity was not available, hand-written notes were taken by Jeanne Etter and Rick Hartenstein.

**MOTION by Dr. Holman, SECONDED by Judith Weis to approve the minutes from the March 12, 2008 and the March 25, 2008 as submitted.**

**FOR: Duffield, Bernardo, Etter, Holman, Garvis, Weis**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 6-0**

#### NEW BUSINESS

The committee implemented new policy to allow public comment, limited to two (2) minutes, after agenda items are discussed by the committee and prior to the committee's vote.

#### **Committee Vacancy**

Karen Ginsburg, Senior Planner, discussed the application deadline for the current MPSPAC vacancy and the proposed appointment date. President Duffield suggested the committee send a letter of appreciation to Scott Taylor for his years of service to this committee. Jeanne Etter was directed to write that letter.

#### **Overview of Policies**

Ms. Ginsberg discussed the Land Development Regulations (LDRs) that relate to the MPSPAC's draft policies. Topics discussed included:

- Definition of Infill
- Architectural Design for store fronts
- Inclusion of sidewalks in design standards
- Trees included in landscaping standards

Mr. Sheahan discussed how the process of writing Land Development Regulations (LDRs) would move forward. He said assistance would be available from staff but said direction for the LDRs should come from the Committee.

Judith Weis asked about the impact of new policies and regulations on existing businesses. Mr. Sheahan discussed non-conforming issues and how they can be addressed.

The Committee discussed pursuing the following topics:

- Design, size and location for an anchor store in the proposed community center
- Building height within the Main Street Area
- Gateway feature including design
- Environmental issues regulated to design standards
- Protection of dark skies
- Sign regulations
- Transportation policy
- Options for financing
- Proposed transportation study, Wekiva Parkway, concurrency
- Wekiva Trail
- Build-out projections

T.J. Fish, AICP, Executive Director L/S Metropolitan Planning Organization (L/SMPO) discussed the status of the Wekiva Parkway. Keith Schue suggested the County conduct an Impact of Land Use study to determine the build-out of the planning area and Mr. Fish discussed the expense of such a study.

There was discussion on traffic issues including transportation impact fees, right-f-ways and turns lanes.

**MOTION by Priscilla Drugge, SECONDED by Dr. Holman to request that the Board of County Commissions fund a Network Traffic Study for the Mt. Plymouth-Sorrento area.**

**FOR: Duffield, Bernardo, Etter, Holman, Garvis, Weis**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 6-0**

**PUBLIC COMMENT**

Sue Brooks asked if the cost could be shared.

Mr. Fish said he would look into that possibility and Mr. Sheahan suggested that the Committee add Comprehensive Plan policy to mandate that the study be done.

**MOTION by Dr. Holman, SECONDED by Leslie Garvis to incorporate a Network Traffic Study into the Comprehensive Plan policies.**

**FOR: Duffield, Bernardo, Etter, Holman, Garvis, Weis**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 6-0**

**MOTION by Jeanne Etter, SECONDED by Priscilla Drugge to initiate work on development of Land Development Regulations for sidewalks along SR 46 in the Main Street area.**

**FOR: Duffield, Bernardo, Etter, Holman, Garvis, Weis**

**ABSENT: None**

**AGAINST: None**

**MOTION PASSED: 6-0**

**PUBLIC COMMENT**

Lou Fabrizio said he thought that the motion regarding sidewalks was a good idea.

Judy Weis left the meeting at 5:10 p.m.

**OLD BUSINESS**

Ms. Drugge suggested that a presentation on Architectural Design be included at the next community meeting and that community members could comment on the various styles

they would like to see. There was a consensus of the Committee for Karen Ginsberg, Senior Planner and Ms. Drugge to work on an architecture standards presentation for the next community meeting.

The Committee discussed the Main Street Area, including the best areas for development and what intensities should be allowed.

Keith Schue discussed the chart that he presented, labeled Exhibit 2, relating to development of LDRs.

**MOTION by Jeanne Etter, SECONDED by Leslie Garvis to adjourn.**

**FOR: Duffield, Bernardo, Etter, Holman, Garvis**

**ABSENT: Weis**

**AGAINST: None**

**MOTION PASSED: 5-0**

The Chair adjourned the meeting at 5:35 p.m.

---

Donna R. Bohrer  
Public Hearing Coordinator

---

Jeanne Etter  
Secretary