

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

AUGUST 13, 2008

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, August 13, 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:

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

Members Absent:

Lisa Yonke
Judy Weis

Staff Present:

Brian T. Sheahan, AICP, Planning & Community Design Director
Ian McDonald, AICP, Chief Planner, Planning & Community Design
Karen Ginsberg, Senior Planner, Planning & Community Design
Sherie Ross, Public Hearing Coordinator, Planning & Community Design
Melanie Marsh, Deputy County Attorney

Guests:

Commr. Linda Stewart, Lake County Board of County Commissioners
Keith Schue, Local Planning Agency member
Peggy Belflower, Local Planning Agency member

G. Curtis Duffield, President, called the meeting to order at 3:30 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.

Minutes

Regarding the minutes of May 14, 2008 and June 11, 2008, Jeanne Etter said she and Donna Bohrer, the Public Hearing Coordinator who had prepared those minutes, exchanged a number of e-mails to correct the minutes that had originally been submitted for review by this Committee. Ms. Etter gave a brief summary of these e-mails and how

and why the minutes were amended. The May 14, 2008 and June 11, 2008 minutes presented at this meeting for approval reflect all these changes. Mr. Duffield added that the minutes reflect that he voted on the motions made that day. He said he does not vote on motions except in the case of a tie. When he asked Melanie Marsh if that was correct, she said he should be voting on all motions.

MOTION by Dr. Ronald E. Holman, SECONDED by Priscilla Bernardo-Drugge to approve the May 14, 2008, and June 11, 2008 Mount Plymouth-Sorrento Planning Advisory Committee minutes, as amended per the explanation by Jeanne Etter and G. Curtis Duffield and the July 9, 2008 Mount Plymouth-Sorrento Planning Advisory Committee minutes, as submitted.

FOR: Bernardo-Drugge, Duffield, Etter, Garvis, Holman

AGAINST: None

NOT PRESENT: Weis, Yonke

MOTION CARRIED: 5-0

Mr. Duffield listed the procedures to be used in conducting this meeting. He said there will be no workshop today as discussed at the previous meeting. He added that there will not be public comment on each individual item discussed, but public comment will be taken after a completed issue has been discussed by the Committee. However, it will be limited to two minutes per person. If public comment goes beyond ten minutes, it will be stopped and the motion voted upon. When Leslie Garvis asked if questions can be asked of the Local Planning Agency (LPA) members present by the Committee members, Mr. Duffield said that staff is present to provide answers to this Committee. If staff wishes to ask an LPA member, it may do so. This meeting is essentially between staff and this Committee to accomplish the task at hand. When she left the last time, Priscilla Bernardo said she was under the impression that this Committee was going to have a workshop with the expertise of staff and the LPA. The minutes stated that there would be five minutes at the beginning of the meeting and five minutes at the end of the meeting to discuss with the public any concerns it may have. She said she had a problem with eliminating the expertise of the LPA members present. Ms. Garvis said that was her impression as well. When Mr. Duffield asked for an interpretation of the minutes, Brian Sheahan said this Committee is the interpreter of the minutes so if there is confusion on the Committee, the President of the Committee should entertain a motion to clarify any position that this Committee wants to take.

MOTION by Priscilla Bernardo-Drugge, SECONDED by Leslie Garvis to consider whether this Committee wants to proceed with the workshop format that was discussed at the previous meeting so all expertise would be available to them.

Ms. Bernardo felt that having all expertise available to the Committee is paramount in order to expedite this process to its conclusion. Ms. Etter commented that at workshops held by the Board of County Commissioners (BCC), there is never public comment. It

allows the BCC to talk and not have the distraction of constant interruptions. The Committee is under pressure to complete the task assigned to them. She understood that public referred to anyone who is not staff or a member of this Committee. Mr. Duffield pointed out that no voting takes place at a workshop.

In response to Mr. Duffield, Ms. Marsh said it is up to this Committee to determine how much or how limited it wants participation to be. This meeting has been properly advertised as far as members of other boards being in attendance.

AMENDMENT by Priscilla Bernardo-Drugge, SECONDED by Leslie Garvis to invite Local Planning Agency members to comment and assist at the meetings of the Mount Plymouth-Sorrento Planning Advisory Committee.

FOR: Bernardo-Drugge, Garvis, Holman

AGAINST: Duffield, Etter

NOT PRESENT: Weis, Yonke

MOTION CARRIED: 3-2

Regarding the September workshop, Karen Ginsberg said it has tentatively been set for September 16 at 6:30 p.m. She is awaiting confirmation from the school. When Ms. Etter asked the subject matter for the workshop, Mr. Duffield said it would be a report of where the Committee is in relationship to its goals. She questioned whether there would be sufficient material to discuss.

Regarding the Wekiva amendments related to Mount Plymouth-Sorrento, Mr. Sheahan said Lake County transmitted these amendments in 2006; the County received comments back from the Department of Community Affairs (DCA) stating that they were not sufficient. He said the County had proposed new land use categories within the Wekiva Basin. DCA said that policy was not clear. It would not accomplish the goals set forth in the Wekiva Protection Act. Staff is now developing a new land use strategy to bring back to the BCC for consideration and to transmit to DCA in response to their comments. That will be principally based on what is being proposed in the future land use element of the proposed Comprehensive Plan. Staff plans to bring this forth to the Land Planning Agency (LPA) in August and to the BCC in September.

Keith Schue said he felt the only thing that needs to be said in the Comprehensive Plan regarding septic tanks is that the County is going to continue to work with the Department of Health toward protection of water. He did not feel a detailed statement is needed. Ms. Bernardo asked that this subject be brought up at the September workshop as the public may be interested.

Mr. Sheahan said the information shown in the expanded outline from Page 1 to the middle of Page 3 is essentially from the future land use element. However, everything

below the example statement on Page 3 of the expanded outline has not been approved or sanctioned in any way. That is not part of the future land use element.

In response to Ms. Garvis, Mr. Sheahan said the Main Street Future Land Use Category has been approved by the LPA with the Mount Plymouth community. He spoke of the five potential zoning districts that could be developed to fit into that future land use category. Four of the potential zoning districts (now existing) and one new one, Market Square, were discussed by the Committee. He said this Committee could make the Main Street Future Land Use Category one zoning district or it could be more than one zoning district.

When Dr. Holman asked the difference between the Market Square and Planned Commercial (CP), Mr. Sheahan said this Committee could somewhat modify the CP district. However, under the current Land Development Regulations (LDRs), residential density is not permitted in Planned Commercial, Community Commercial (C-2), or Neighborhood Commercial (C-1). The Main Street Category is set up as a mixed-use category. At this time, there is no district in the Lake County Code that would fit. The Committee could take pieces of existing zoning districts and use those to meet their needs. Another option would be to create the new Market Square as a completely new zoning district and develop it specifically for the Mount Plymouth Main Street. Dr. Holman confirmed that Mr. Sheahan was saying that the CP zoning district would be more limited than what may be in the Market Square.

In response to Ms. Etter, Mr. Sheahan said that in his professional opinion, creating nonconformities should be avoided. Ms. Garvis confirmed that the new LDRs could be set for new development, and the existing development would be vested or grandfathered in. Mr. Sheahan said the existing development would not be grandfathered in. It would become nonconforming with certain restrictions that would not allow for it to expand further.

Mr. Schue said he would like to strike a balance with some of the existing development being nonconforming and new development with restrictions. He added that he would strongly discourage this Committee from making everything within the Main Street Future Land Use Category the same zoning district, Market Square. His vision has always been that the core center of the community would have higher density uses but not necessarily duplicating itself up and down the road.

In response to Mr. Duffield, Mr. Sheahan said the first step would be to designate the location of the Market Square within the Main Street Future Land Use Category.

Mr. Duffield commented that the Sorrento Village PUD is not shown on the Mount Plymouth-Sorrento future land use map; this PUD crosses two zoning districts—the Market Square area and the Plymouth-Sorrento proper area.

Ms. Bernardo spoke of the goals of the Market Square, items the community had said they wanted in the Market Square; she read into the record her understanding of the

purpose of the Market Square Zoning District and adding the legal description when it is decided upon. In setting the boundaries of the Market Square Zoning District, she said she tried to allow for maximum pedestrian thoroughfares in conjunction with keeping SR 46 and Hunter Avenue as the main intersection. The Committee gathered to discuss Ms. Bernardo's illustration and the Mount Plymouth-Sorrento Future Land Use Map. Ms. Bernardo said they do not want a Market Square that is so small that it cannot support itself; yet they do not want a Market Square so large that it is going to "blow out" SR 46 and make it a four-lane road. She added that the reason she did not go further south in setting the boundaries was that she was trying to keep it around 40 acres, which is that five-minute walkable standard. Ms. Bernardo felt that one of the conditional uses that would be ideal to have in this area would be to have single-house bed and breakfast establishments surrounding the downtown area.

Mr. Sheahan commented that all the properties will be administrative rezoned after adoption of the new Comprehensive Plan. In response to Mr. Schue, Mr. Sheahan said that must happen within 12 months.

Mr. Sheahan asked the Committee to give staff an inventory of what businesses are in the area now. Staff can then build onto the zoning district what uses are already there as well as what uses could be made nonconforming and what uses do not fit into the vision of this community. Uses that are not there and that this Committee feels are appropriate could be added.

In response to Dr. Holman, Mr. Sheahan said the Market Square should be based on an intersection; there appears to be a consensus among the Committee on the intersection.

After the map discussion ended, Mr. Sheahan stated that when the staff gets back to the office, they will begin putting the information on the map and send an e-mail to the Committee members detailing what properties are within the area. Any information the members have regarding the existing land uses on the properties would be appreciated by staff. That will help staff in compiling a list of uses.

Mr. Sheahan asked if the kind of outline submitted to the Committee is acceptable to the members. The current Zoning Code for Lake County is primarily the Euclidean Code. Another type of Code is the form-based Code. What he has offered is a hybridization, which includes some aspects of form based as well Euclidean with some performance-based standards added. He noted the possible permitted uses in the Market Square as shown in the outline. Regarding parking lots, Ms. Bernardo said there had been discussion about having multiple smaller public parking with the parking being at the park and school. In addition, she suggested that the industrial areas could possibly be used for public parking. Mr. Sheahan said the lots could be public or private. He added that restaurants could be limited to a certain size. Ms. Bernardo suggested the members go to the Darden website. It has a listing of the different sizes of restaurants as well as site requirements.

Ms. Bernardo pointed out that bed and breakfast establishments were not listed in the permitted uses; she would like that added. Mr. Sheahan questioned whether they should be permitted uses or conditional uses. Ms. Etter felt they should be conditional. Ms. Bernardo agreed.

Regarding low/medium intensity office uses, Mr. Duffield said the Committee must ensure that the square footage requirement is above the size of the bank. Mr. Sheahan reiterated that it would be helpful to staff if the Committee members could provide the land uses in the proposed Market Square area as well as their square footage. Eventually staff will need that information for the entire district.

In discussing the site development standards, Mr. Sheahan said the maximum building height is set at 40 feet rather than the three stories listed. He asked for direction from the Committee that if their vision is to have all parking in the back, a zero front setback should be applied. However, that could result in some nonconforming issues as there are some existing businesses with parking in the front.

In response to Ms. Bernardo, Mr. Sheahan said a business cannot be built on an easement over the Trail.

If this Committee wants the Market Square to be a very compact development, zero lot line would be the best option depending on the requirements of the Fire Code. After discussion, it was decided by the Committee that it was the desire of the public to have both sidewalks and landscaping in the front.

When Ms. Etter asked if pervious parking could be allowed, Ian McDonald said it could be allowed if it is placed in the regulations.

Regarding floor area, density, and open space, Mr. Sheahan suggested that in these particular areas, the maximum allowed in the future land use category should be used. For floor area, Mr. Schue said a literal interpretation of that will allow for a lot more intensity than may be realized. Ms. Garvis and Ms. Bernardo said a cap on square footage had been discussed. Mr. Schue felt aggregate building size should be considered.

When Mr. Duffield asked if the outline is acceptable, Dr. Holman felt it was. Ms. Etter thought the Committee should follow what is already in existence as much as possible to make it consistent with people looking at the rules and regulations. Mr. Sheahan said he can include all the uses in the chart that are roughly appropriate to the next iteration; the Committee could then remove any uses it does not feel are appropriate. That should address Ms. Etter's concern.

Mr. Duffield did not feel a motion is needed. He asked staff to proceed.

Ms. Bernardo said she brought the survey results for the architectural designs; she had extra copies if anyone would like one. Staff has received the results.

MOTION by Priscilla Bernardo-Drugge, SECONDED by Dr. Ronald E. Holman to adjourn the meeting at 5:25 p.m.

FOR: Bernardo-Drugge, Duffield, Etter, Garvis, Holman

AGAINST: None

NOT PRESENT: Weis, Yonke

MOTION CARRIED: 5-0

Respectfully submitted,

Sherie Ross
Public Hearing Coordinator

Jeanne Etter
Secretary