



# LITTLEJOHN ENGINEERING ASSOCIATES

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## Project Meeting Minutes

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**To:** Brian Sheahan, Planning Manager  
**From:** Carey Hayo, Project Manager  
**CC:** Attendees  
**Date:** May 24, 2013  
**Project:** Wellness Way Sector Plan  
**Re:** May 22, 2013 Kickoff Meeting Minutes  
**Project No.:** 20130535

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The purpose of this meeting report is to provide the minutes of the Wellness Way Sector Plan kickoff meeting on May 22, 2013 located in the Board of County Commissioners Chambers. Hard copy agendas were available to each attendee. The meeting was noticed by Brian Sheahan which included the project team, property owners, stakeholders, public agencies and County staff. In addition to those present, Ms. Linda Shelley participated from Tallahassee via phone.

Those in attendance are included in the attached sign in sheets. Please note that not all attendees signed in. Also attached to this memorandum are the transcribed flipchart notes.

- The kickoff meeting started at 11:00 AM.
- The LEA Team's Project Manager, Ms. Hayo began the meeting by introducing herself and asking the project team, County staff and all the attendees to introduce themselves by providing their names, affiliation and role in the project.
- The second item of the agenda was the Project Schedule and Milestones. Ms. Hayo explained the 12-month schedule using the board created as part of the response to the RFP. The following dates were mentioned as critical tasks in order to maintain the aggressive first portion of the schedule in the next 6 months.
  - Data needed from County by Friday, May 24, 2013
  - First Public Workshop Wednesday, July 31, 2013, 6-8 pm
  - First Draft for staff review by Mid-August
  - Projected Adoption Tuesday, May 13, 2014

- During the discussion of the proposed dates for workshops, milestones and hearings, Mr. Sheahan pointed out that there were overlapping dates regarding the October 22<sup>nd</sup> BCC transmittal date. He suggested moving the BCC Workshop to October 22<sup>nd</sup>. Ms. Hayo acknowledged the overlap and will make the necessary adjustments in coordination with County staff to the schedule for the dates that follow the workshop.
- There was a question regarding the involvement of the Department of Economic Opportunity (DEO) during the development of the sector plan. Ms. Shelley explained that the new role of DEO in developing plans at the local level has been more advisory in nature rather than adversarial. She also mentioned that coordination with other agencies is required by law including FDOT, FDEP, SJRWMD, ECFRPC, FWCC, DOS, DOE and DACS.
- The planning horizon for the sector plan can be different from the comp plan horizon. According to internal discussions the WWSP horizon will be 2040.
- The project team was asked what the next steps were following the adoption of the Sector Plan comprehensive plan amendments. Mr. Wilcox explained that at least 2 Detailed Specific Area Plans (DSAP) were required by the state. A DSAP includes more detail and is most similar to the DRI level of analysis and land use allocation. In the case of Escambia County, their first DSAP included the entire sector plan area. Map H required for DRIs is similar to a DSAP.
- Where or how large will the first DSAP be? Most likely will be dependent on the location and timing of job creation efforts.
- What if someone wants out of the sector plan area? No harm as long as the sector plan area continues to be at least 15,000 acres. WWSP is currently 16,200 acres.
- It was discussed that a property owner can develop under their existing entitlements, but if they want more intensity then they must follow the sector plan use established in the comp plan and DSAP.
- Those in attendance were asked to provide names or agencies that should be part of the stakeholders group. The following list includes stakeholders mentioned during the meeting:
  - Property owners
  - Lake County BCC
  - City of Clermont
  - Orange County
  - City of Orlando – Conserv II
  - South Lake Chamber

- Utility Companies (Public & Private)
  - Lake County School Board
  - Sierra Club
  - Alliance to Protect Water Resources
  - Lake County Water Alliance
  - Water Alliance of Lake County
  - Central Florida Water Initiative – SJRWMD
  - Lake Sumter MPO
  - Metroplan
  - FDOT
  - Turnpike Authority
  - Expressway Authority
  - Sheriff's Department
  - Lake County Visitors Bureau
  - South Lake Hospital
  - Lake Sumter State College
  - ECFRPC
  - WOSLTED
  - US Representative Daniel Webster
  - State Senator Alan Hays
  - State Representative Larry Metz
  - State Representative Steve Precourt
  - Metro Orlando EDC
  - Enterprise Florida, Inc.
  - Department of Economic Opportunity
  - Duke Energy
  - Lake Apopka Gas
  - City of Leesburg – Fiber Optics
  - Orange County Utilities
  - Rural Settlement Alliance
  - Lake Louisa State Park
  - Sawgrass Bay
  - Avalon Groves
  - CDD – Sawgrass Greater Lakes
  - Farm Bureau
  - UF – IFAS
  - UCF – Business Incubator Program
  - NTC – Living Well Fitness Center
  - Disney
- A discussion ensued regarding the type or format of the public involvement technique to be utilized for the public workshops. There were several ideas discussed including base map exercise, polling the audience with turning point, red dot green dot exercise, visual preference or others. The polling method appeared to be the consensus among the group.
  - Potential public workshop venues were discussed. There are several possibilities that include the Clermont Community Center (700 person capacity), Cagan Library and Lake Sumter State College. Wednesday evenings at 6:00 PM was determined to be the best day and time for public workshops.
  - Population projections were discussed related to the sector plan and how they may or may not be consistent with the MPO, WMD and the County's Comp Plan. It was acknowledged that traditional methods of population projections for a sector plan area may hinder its buildout. Backing into the population numbers from the land use plan has been the approach Mr. Wilcox has utilized on previous sector plans, which the State has been amenable to.

- The data collection process was discussed. Ms. Hayo mentioned that the data for the Sector Plan was needed by Friday, May 24, 2013, in order to stay on schedule. Anita and Pratima will be the data collection coordinators on the County's side.
- Mr. Sheahan explained that there is one approved PD in the sector plan area.
- Ms. Hayo encouraged the participants in the audience to help develop cornerstones of the sector plan. Cornerstones are intended to aspirational ideas and will serve to guide the planning process. The following cornerstones were mentioned:
  - Commerce – Job Creation is the top priority
  - Flexible plan
  - Equitable to the land owners (their participation is paramount)
  - Consistent in application and implementation
  - Clear process – not overly complex
  - Clarity of policy
  - Transparent process
  - Attainable
  - Quality of life, health and wellness
  - Multimodal connected transportation system
  - Protect and enhance agricultural uses and existing entitlements
  - Reasonable return on investment
  - Promote tourism
  - Realistic development potential unique to the terrain
  - Financially feasible
  - Develop incentives (TDRs, APFs)
- Ms. Hayo explained that Mr. Bob Nabors would be providing potential funding sources for infrastructure.
- It was explained that this process amounts to a comprehensive plan amendment, which has strict statutory requirements that are reviewed and approved by the state.
- There was a question regarding the flexibility of properties with multiple land use designations. It was explained that a generalized land use map is required. The new legislation for sector plans was intended to address this issue by reducing the number of categories required on the map.
- A site visit with the LEA Team and County staff followed the meeting.

Wellness Way Sector Plan Kickoff Meeting			
SIGN-IN SHEET: Wednesday, May 22, 2013			
Name	Department	Phone Number	E-mail
Jim Kappel	Landowner	407-257-6806	landmin@aol.com
Steve Adams		352-267-5285	sadams@kleinfelder.com
John Baker		904-673-8997	jbaker@atriothms.com
DARRE STONE		813-289-9338	dstone@ofinc.com
Ramon Schwerman	LCRRC		
WAY HODD	LEA	407-493-1346	
BOBBY BONUCA	LCBCC - Parks & Trails	352-253-4950	Ybonilla@lakecountyfl.gov
John M Jones	LEA	407-975-1273	jones@leair.com
Wendy Breeden	Public Resources	352-253-6150	wbreeden@lakecountyfl.gov
Amye King	Growth Mng.	352-343-9647	A.King@lakecountyfl.gov
Tim Chavez	Growth Mng.	352-343-9647	A.T.Chavez@lakecountyfl.gov
Dennis Scliga		<del>352-407-1352</del> 352-5858	dscliga@baylor.com
Jon Lewis	Orange County CEDS	407-836-5393	jon.lewis@ocflinet.com
Lyne Bennett	Orange County Planning	407-836-5624	lyne.bennett@ocflinet.com
Alicia Hill		401-947-4080	AHill@av.com
Camela Kichmore	LSMRD		
Fred Schneider	Lake Co Public Works	352-483-9040	fschneider@lakecountyfl.gov



## **WELLNESS WAY – FLIPCHART NOTES FROM KICKOFF MEETING**

### **Cornerstone Principles**

- Commerce / ED / Jobs (80%)
- Easy to implement (streamlined) flexibility
- Consistency & a clarity of plan / policies
- Attainable
- Improved quality of life – investment
- Multi-modal – connected mobility-focused
- Recreation & wellness focused
- Protect & enhance AG & existing entitlements
- Protect existing entitlements
- Return on investment
- Leverages alternative financing / FDOT
  - (see Precourt for cornerstones)
- Authentic & respectful of land form
- Realistic / financially feasible
- Workable APF / TDR's etc.

### **Public Workshops**

#### VIP Stakeholders

- |                        |                       |                               |
|------------------------|-----------------------|-------------------------------|
| • Steve Precourt       | • Metro-Plan          | • HOA's (various)             |
| • Land owners          | • Larry Metz          | • Disney                      |
| • Lake County          | • South Lake Hospital | • Central FL Water Initiative |
| • City of Clermont     | • LCSC                | • SJRWMD                      |
| • Orange County        | • E.C.F.R.P.C.        | • Farm Bureau                 |
| • Orlando              | • Metro EDC           | • Potential business          |
| • South Lake Chamber   | • EFI                 | • UF-IFAS                     |
| • South Lake Utilities | • DEO                 | • UCF                         |
| • LCPS                 | • Duke/Progress       | • NTC (Living Well)           |
| • Sierra               | • Lake Apopka Gas     | • Sommer Sports               |
| • Audubon              | • Leesburg Fiber      | • LCSD (Sheriff)              |
| • LCWA                 | • WOSLTED             | • Public Safety               |
| • MPO                  | • Avalon              | • Tourism / CVB               |
| • FDOT (5 & TPE)       | • State Park          |                               |

#### Location

- Clermont Community Center
- Cagan Crossings Library

- Lake Sumter State College

Time

- (2 hrs) Wednesday evening, 6:00 – 7:00

Format

- Electronic polling
- Table work

Additional

- County to assist with advertisements / notices
- Website
- Ads
- Notice posting
- Notification of HOAs / Agencies / Stakeholders

**Data Collection**

- Population projections  
Program + Plan = Population (informed by phasing / buildout)