



**MT. PLYMOUTH-SORRENTO COMMUNITY
REDEVELOPMENT ADVISORY COMMITTEE
AUGUST 18, 2015 MEETING MINUTES
J.A. CROSON OFFICES – CONFERENCE ROOM
31550 COUNTY ROAD 437, SORRENTO, FLORIDA 32776**

CALL TO ORDER – The August 18, 2015 meeting of the Lake County Mt. Plymouth-Sorrento Community Redevelopment Advisory (CRA) Committee began at 6:06 p.m. It was noted that a quorum was present.

ATTENDANCE:

<p><u>Members/Staff Attending:</u> Dave Croson, Property Owner in Planning Area Christine Thompson, Property Owner in Planning Area Matthew Matulia, Property Owner in Planning Area Frances Nipe, Resident/Property Owner within 3-miles, Vice Chairman Thomas A. Van de Kieft, Resident/Property Owner within 3-miles Timothy J. Bailey, Resident/Property Owner within 3-miles, Chairman Commissioner Leslie Campione, BCC Liaison Dottie Keedy, Director, Community Services Department Amye King, Community Liaison Manager, Community Services Department Bill Veach, Deputy County Manager Linda Green, Office Associate V, Community Services Department</p>	<p><u>Members/Staff – Not Attending</u> Earl Hammond, Property Owner in Planning Area</p> <hr/> <p><u>Others Attending:</u> Alicia & Peter Brunell (Del Franco’s Pizza) N. L. Evans BettyAnn Christian Erika Greene Rob Ern Mike Woods, Lake-Sumter MPO David Graeber, Inwood Consulting Engineers, Inc. Maggie Fisher Tammy King Joann Maynard Thuy Lowe</p>
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WELCOME AND INTRODUCTIONS:

Chair Bailey welcomed everyone to the meeting and requested them to sign the attendance sheet if they had not already done so. Matthew Matulia gave an Invocation after which introductions were given.

OPEN DISCUSSION/PUBLIC COMMENT:

At this time the floor was opened for open discussion and public comment.

Frances Nipe asked for an update from staff on the Design Guidelines for the CRA. To which Dottie Keedy responded that staff is working closely with the Economic Growth Department and will provide further updates at the next Mt. Plymouth-Sorrento CRA Committee meeting.

Ms. Nipe also requested an update from staff on how the changes to the Lake County Comprehensive Plan are going concerning the Floor Area Ratio (FAR). Amye King responded that those changes are being compiled by the Economic Growth staff and an update will also be available at the next meeting.

Ms. Nipe questioned whether a workshop on "Complete Streets" will be arranged to which Ms. Keedy noted that Don Griffey, Griffey Engineering, Inc. will be scheduled for the next meeting to discuss that topic.

It was also noted that staff will provide an update of the proposed design guidelines in the near future.

APPROVAL OF MINUTES:

Chair Bailey asked if everyone had an opportunity to read the Minutes of the July 14, 2015 meeting and asked for approval or comments.

A motion to approve the July 14, 2015 Mt. Plymouth-Sorrento CRA Committee Meeting minutes as presented was made by Frances Nipe, seconded by Dave Croson, and the motion was carried unanimously.

NEW BUSINESS:

Discussion on Cemex Property:

Commissioner Leslie Campione began the discussion of the property owned by Cemex in the CRA. She noted that she had discussed this issue with some of the property owners adjacent to the area in question and they have felt their rights were taken away. Commissioner Campione noted that Cemex was interested in reopening the business at that location and was hoping to mediate or negotiate a compromise on the issue.

Commissioner Campione shared that the County could take two methods of settling the issue:

1. Take the strict approach by refusing to open negotiations by letting Cemex know they've lost their development rights and have a possibility they may try to sue the County.
2. Negotiate a settlement with Cemex and try to work out a deal where they would provide something in return to the community and working within strict parameters.

Commissioner Campione noted that she wanted to ensure that the adjacent property owners and CRA was involved in the decision making process.

Commissioner Campione noted that, after speaking with the adjacent property owners, she is uncomfortable with negotiating any deals because the property owners are very much against it, therefore she is halting any further discussion on the matter at this time.

Christine Thompson asked for a brief history of the Cemex property to which Ms. King explained the history of the land use changes of the property.

OLD BUSINESS:

MPO Presentation on Recommended Wekiva Trail Alignment:

Mike Woods, Project Manager for the Wekiva Trail, with the Lake-Sumter Metropolitan Planning Organization (LSMPO), came before the Committee to discuss the plans for the Wekiva Trail going through the CRA. He shared that they are seeking direction from the Committee to create the trail to the East Lake Community Park. He noted they are still in the study phase of the project and will be seeking permitting and finalizing alignments soon. He stated they will be mainly discussing Segment Two of the project and seeking the Committee's decision on one of the six alternate alignments to be presented. He introduced David Graeber, Inwood Consulting Engineers, Inc. to discuss the Wekiva Trail Project Development and Environment (PD&E) Study.

Mr. Graeber shared a presentation concerning the Wekiva Trail PD&E Study with the Committee and attendees. He discussed the history of the project, and noted that the trail is proposed to be paved and have multiple uses. He was seeking input from the Committee as to which alignment was favored.

Mr. Graeber pulled up the Google Earth map on the screen and discussed at length how each of the different alignments travels through the properties. He also demonstrated the differences of each alignment, such as costs, impacts to other properties, rights-of-way, etc. The Committee discussed the need to save as many of the trees to shade the trail as possible to which Mr. Graeber noted that they intend to do just that.

Considerable discussion occurred concerning the Committee's wishes to have the trail move through the CRA. Mr. Graeber noted that the trail will need to begin prior to the Department of Transportation turning State Road 46 over to the County and due to funding sources along State Road 46 they must provide an alternate trail solution. Once the County takes over the roadway the CRA's plans for large sidewalks could accommodate the trail users by connecting to it. It was also discussed that scenic qualities and aesthetics need to be considered for the trail.

A motion to accept Segment 2, Alternative 2B as the MPO trail route was made by Christine Thompson, seconded by Frances Nipe. Under Discussion Mr. Croson noted that he preferred Segment 2, Alternative 3B, to which Mr. Graeber discussed their concerns with Alternative 3B based on right-of-way and acquisition.

At this time Christine Thompson modified her motion to accept Segment 2, Alternative 2B as the recommended route for the MPO trail and recommend Alternative 3B as an alternate choice if the MPO is unable to obtain acquisition of the properties needed for the trail, and the motion was carried unanimously.

Thuy Lowe mentioned that she felt the use of the East Lake Community Park will grow and the trail will hinder bicyclists using the trail in the area by the park. It was shared that there will be other areas of the trail that will be better for cyclists and that the trail will not be slated as a high-speed trail.

Commissioner Campione announced that at the Lake County Board of County Commissioners meeting today they approved the first set of lights to be installed at the soccer fields at the East Lake Community Park and they are continuing to look for more funding opportunities for more park improvements.

Ms. Thompson questioned whether there is any information available on the study seeking utilities in the CRA and surrounding area. To which Commissioner Campione replied that the County did not secure the funding from this past legislative session.

Ms. Thompson also questioned whether any additional thought had been given concerning the Committee creating committee liaisons. It was noted to bring that up for discussion at the next meeting.

It was noted that the next meeting will be Tuesday, September 8, 2015.

Commissioner Campione shared that Keep Lake County Beautiful, which is an affiliate of Keep America Beautiful, will be holding three cleanups on the morning of Saturday, September 19, 2015 throughout the County and they will be looking for help. She noted that she would have additional details to provide at the next meeting.

ADJOURNMENT:

There being no further business to be brought to the attention of the Committee, a motion to adjourn the meeting at 7:35 p.m. was made by Christine Thompson, seconded by Matthew Matulia, and the motion was carried unanimously.

Prepared By:



Linda Green
Office Associate V

August 31, 2015

Date