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**PUBLIC HEARING NOTICE**

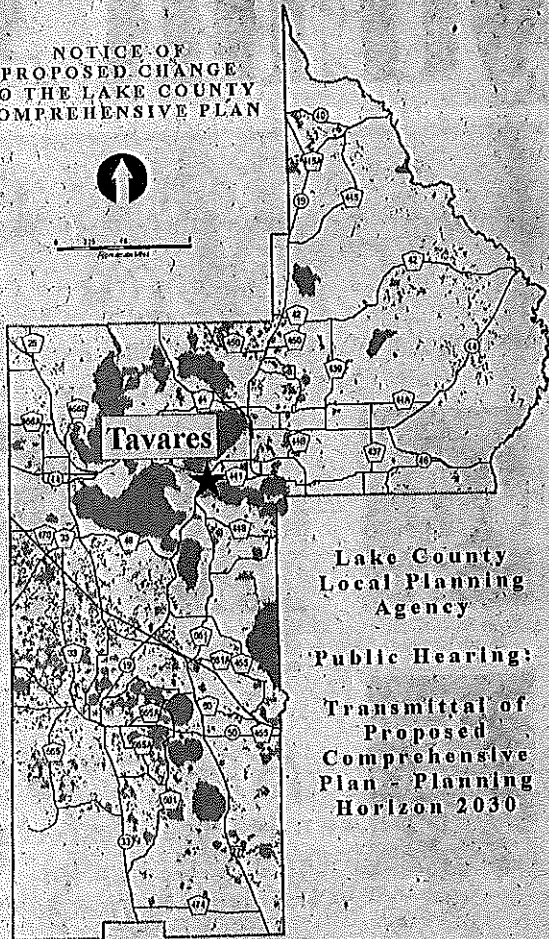
The Lake County Local Planning Agency will hold a public hearing at 9:00 a.m., or as soon thereafter as possible, on Friday, January 30, 2009, in the County Commissioner Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider **Final Recommendations to the Board of County Commissioners** regarding the proposed Lake County Comprehensive Plan, Planning Horizon 2030.

Persons with disabilities needing assistance to participate in any of the proceedings should contact the Division of Facilities Management at (352) 343-9760, 48 hours in advance of the scheduled hearing.

The proposed Planning Horizon 2030 and supporting documentation may be reviewed in the Office of Growth Management – Division of Planning & Community Design, 5th Floor – Round Administration Building, Room #511. A copy of this advertisement will be on display in the Office of the Clerk of Circuit Court, 3rd Floor – Round Administration Building, on the date published.

**LAKE COUNTY, FLORIDA**

NOTICE OF  
PROPOSED CHANGE  
TO THE LAKE COUNTY  
COMPREHENSIVE PLAN



Lake County  
Local Planning  
Agency

Public Hearing:  
Transmittal of  
Proposed  
Comprehensive  
Plan - Planning  
Horizon 2030

DATE: 1/23/09

**AGENDA**  
**LAKE COUNTY LOCAL PLANNING AGENCY MEETING**  
 Lake County Commission Chambers  
 January 30, 2009  
 9:00 a.m.

Tim Morris	District 1	Keith Schue, Secretary	At-Large
Rob Kelly	District 2	Vicki Zaneis	At-Large
Michael F. Carey	District 3	Terry Godts	At-Large
Peggy Belflower, Vice-Chairman	District 4	Cindy Barrow	School Board
Nadine Foley, Chairman	District 5		

- I. Call to Order/Pledge.....Chairman
- II. Approval of the following minutes:
  - October 24, 2008, November 6, 2008 & November 20, 2008 .....Chairman
  - Minutes pending review by Secretary: June 26, 2007 & August 28, 2008
- IV. Changes to the Agenda/Update.....Chairman
- V. Items
  - a. Review and Approval of the Future Land Use Element & Map
  - b. Any other properly presented old business
- VII. Upcoming Meeting  
 The next meeting is scheduled for February 19, 2009
- VIII. Adjourn/Continue.....Chairman

**MINUTES  
LAKE COUNTY  
LOCAL PLANNING AGENCY  
JANUARY 30, 2009**

The Lake County Local Planning Agency met on JANUARY 30, 2009 at 9:00 a.m. in the Commission Chambers on the second floor of the Round Administration Building in Tavares, Florida. The Lake County Local Planning Agency considers comprehensive planning issues including amendments to Lake County's Comprehensive Plan and the Land Development Regulations.

**Members Present:**

Timothy Morris	District 1
Michael F. Carey	District 3
Peggy Belflower, Vice-Chairman	District 4
Nadine Foley, Chairman	District 5
Keith Schue, Secretary	At-Large Representative
Vicki Zaneis	At-Large Representative
Terry Godts	At-Large Representative
Cindy Barrow	School Board Representative

**Members Absent:**

Rob Kelly	District 2
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**Staff Present:**

Amye King, AICP, Growth Management Director  
Brian T. Sheahan, AICP, Planning & Community Design Director  
Ian McDonald, AICP, Chief Planner, Planning & Community Design  
Pratima Strong, GIS Analyst, Information Technology  
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design

Nadine Foley, Chairman, called the meeting to order at 9:04 a.m. and noted that a quorum was present. She 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.

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<b>AGENDA DESCRIPTION</b>	<b>PAGE NO.</b>
Final Review of Future Land Use Element	3

**MOTION by Michael Carey, SECONDED by Tim Morris to approve the minutes the October 24, 2008 minutes.**

**FOR: Foley, Schue, Carey, Belflower, Godts, Zaneis, Morris**  
**ABSENT: Kelly, Barrow**  
**AGAINST: None**  
**MOTION PASSED: 7-0**

**MOTION by Michael Carey, SECONDED by Tim Morris to approve the November 6, 2008 minutes.**

**FOR: Foley, Schue, Carey, Belflower, Godts, Zaneis, Morris**  
**ABSENT: Kelly, Barrow**  
**AGAINST: None**  
**MOTION PASSED: 7-0**

**MOTION by Tim Morris, SECONDED by Vicki Zaneis to approve the November 20, 2008 minutes.**

**FOR: Foley, Schue, Carey, Belflower, Godts, Zaneis, Morris**  
**ABSENT: Kelly, Barrow**  
**AGAINST: None**  
**MOTION PASSED: 7-0**

Vice-Chairman Peggy Belflower presented Chairman Foley with a card acknowledging her birthday.

**FINAL REVIEW OF FUTURE LAND USE ELEMENT**

Brian T. Sheahan, AICP, Planning & Community Design Director, noted that staff had been in contact with each LPA member regarding the final review of the Future Land Use Element (FLUE). He noted that staff has a small number of items for the LPA's review.

Pratima Strong, GIS Analyst, discussed the reasons for the following proposed changes to the Future Land Use Map (FLUM).

**Motion by Keith Schue, SECONDED by Michael Carey to designate the highlighted parcel Rural as depicted in Map Motion 1.**

**FOR:** Foley, Schue, Carey, Belflower, Godts, Zaneis, Morris  
**ABSENT:** Kelly, Barrow  
**AGAINST:** None  
**MOTION PASSED:** 7-0

**MOTION by Tim Morris, SECONDED by Terry Godts to designate the highlighted parcel Conservation as depicted in Map Motion 2.**

**FOR:** Foley, Schue, Carey, Belflower, Godts, Zaneis, Morris  
**ABSENT:** Kelly, Barrow  
**AGAINST:** None  
**MOTION PASSED:** 7-0

**MOTION by Michael Carey, SECONDED by Tim Morris to change the Future Land Use Map legend to show the maximum density for the Mount Plymouth-Sorrento Future Land Use Categories.**

**FOR:** Foley, Schue, Carey, Belflower, Godts, Zaneis, Morris  
**ABSENT:** Kelly, Barrow  
**AGAINST:** None  
**MOTION PASSED:** 7-0

There were some suggestions from the LPA regarding the methods of depicting some of the Future Land Use Categories (FLUCs). The LPA agreed by consensus to change the title of the map to "Proposed Draft FLUM."

Peggy Belflower suggested removing the Rural Support Intersection designation located in the Cassia area because of the area's very rural nature. During discussion on this issue, Mr. Sheahan said commercial uses in that area would have to seek approval from the Zoning Board. However, without this Rural Support Intersection designation a Comprehensive Plan Amendment would be required. He said retaining that FLUC would allow for commercial uses that may be needed in the future for area residents. Several LPA members supported the FLUC remaining unchanged, several others remained concerned regarding its location, its proximity to conservation lands and the impact of moving that use to a different intersection. The LPA discussed the zoning designations in the area.

**MOTION by Michael Carey, SECONDED by Tim Morris that the Rural Support Intersection in Cassia remain as previously determined at the intersection of CR 44 and Brantley Branch Road as shown on the draft Future Land Use Map.**

**FOR: Foley, Carey, Godts, Zaneis, Morris**

**ABSENT: Kelly, Barrow**

**AGAINST: Schue, Belflower**

**MOTION PASSED: 5-2**

Mr. Sheahan reviewed the following Future Land Use Element (FLUE) policies on which staff had received comments.

The LPA agreed by consensus in Policy 2.1.4, Design Standards for the Mount Plymouth-Sorrento Main Street FLUC to add "in the aggregate" to the sixth bullet item.

The LPA agreed by consensus in Policy 3.3.7, Commercial Development within the WRPA to add the word "new" in front of commercial as shown on the monitor.

The LPA agreed by consensus in Policy 3.4.5, Development Design Standards to add "wetlands and other natural features" and to remove the word "plat" as shown on the monitor.

The LPA agreed by consensus in Policy 3.4.11, Wekiva Parkway Interchange Plan to change "Public Resource Lands" to "Conservation Lands."

The LPA agreed by consensus in Policy 5.1.2, Transfer of Development Rights to add "or similar agreements."

The LPA agreed by consensus in Policy 5.1.3, Rural Protection Area Principles to add "environmentally sensitive uplands."

The LPA agreed by consensus with the edit to Policy 6.3.1, Boundary of the Lake Apopka Basin Overlay District recognizing that the boundaries of overlay districts are no longer shown on the FLUM.

The LPA agreed by consensus in Policy 7.9.1, Action Plan Guiding Principles to spell out the acronym.

Ms. Belflower noted that because Mr. Kelly was not able to be present today, he had requested by e-mail that the LPA review the "super majority" issue. Tim Morris said that not everyone on the LPA had received the e-mail and he was concerned about members communicating outside the meetings. Mr. Schue said the e-mail stated that no LPA member should respond to the e-mail, so there was not a violation of the Sunshine Law. Chairman Foley said any member who voted for the motion could bring it up again.

**MOTION by Peggy Belflower, SECONDED by Vicki Zaneis to re-insert the 'super majority language which was removed at the last January 5, 2009 meeting.**

Mr. Morris raised the issue that Ms. Belflower's motion had been defeated by a tie vote at a previous meeting and asked if she was allowed to bring up the issue again. Chairman Foley said it had been the recommendation of the County Attorney some time ago, that the LPA conduct meetings in a collegial manner instead of strictly adhering to official rules of order. Ms. Belflower stated at least one County Commissioner wanted to have this language included.

**FOR:** Schue, Belflower, Godts, Zaneis  
**ABSENT:** Kelly, Barrow  
**AGAINST:** Foley, Carey, Morris  
**MOTION PASSED: 4-3**

Mr. Sheahan noted that he had re-inserted the super majority requirement language back into the FLUE as shown on the monitor.

Mr. Morris said that repeatedly revisiting issues consumes time and has delayed the completion of the draft Comprehensive Plan. He said the LPA is a recommending board and the Board of County Commissioners (BCC) can make whatever changes they wish to make.

Mr. Sheahan addressed the issue of commercially exploited species raised at the last meeting. He said the Florida Statutes state that lists of commercially exploited species are not intended to be used for creating regulatory lists. He recommended against including that in the definitions of listed species and said this was an issue that could be addressed in the LDRs.

#### **PUBLIC COMMENT**

Jon Pospisil discussed his concern regarding the cost of requiring that open space /conservation easement areas in rural subdivisions must be deeded to homeowners associations.

There was not a consensus of the LPA to revisit the issue discussed by Mr. Pospisil.

The meeting reconvened at 10:40 a.m. after a short break.

Leslie Garvis, member of the Mount Plymouth-Sorrento Planning Advisory Committee, said she appreciated the hard work of the LPA.

**MOTION by Michael Carey, SECONDED by Terry Godts to recommend approval of the Future Land Use Element and attendant maps to the BCC.**

**FOR:** Foley, Schue, Carey, Belflower, Godts, Zaneis, Morris  
**ABSENT:** Kelly, Barrow  
**AGAINST:** None  
**MOTION PASSED: 7-0**

There was a brief discussion regarding the February meeting and that several ordinances will be on the agenda

Vicki Zaneis thanked staff for their work completing the Affordable Housing Committee Report.

Cindy Barrow arrived at 10:50 a.m. and stated for the record that she supported the affirmative vote on the FLUE.

Ms. Belflower requested that a roundtable workshop between the LPA and the BCC be scheduled regarding the FLUE. Amye King, AICP, Growth Management Director said the LPA could send a letter to the BCC requesting a roundtable workshop. There was a consensus of the LPA to send a letter to the BCC requesting a joint workshop.

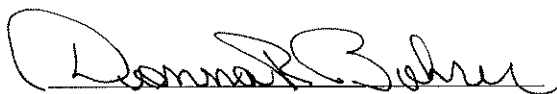
Ms. Belflower requested that the LPA be copied on staff recommendations on the FLUE.

Ms. Belflower said she had written a response to the Central Florida Mining Association's letter dated December 30, 2008 because she was acting Chair at the meeting in question. She read the letter addressing inaccurate comments made by the Central Mining Association.

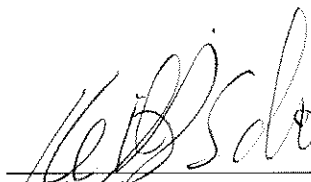
Chairman Foley presented Terri Godts a plaque in recognition of four (4) years service on the board of Lake Soil & Water Conservation District.

Chairman Foley expressed her gratitude to staff for all of their hard work on the 2030 Comprehensive Plan.

The Chair adjourned the meeting at 11:10 a.m.



Donna R. Bohrer  
Public Hearing Coordinator



Keith Schue  
Secretary



