

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY**

OCTOBER 20, 2005

The Lake County Local Planning Agency met on Thursday, October 20, 2005 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.

Members Present:

David Jordan	District 1
Anne Dupee	District 2
Michael F. Carey	District 3
Richard Dunkel	District 4
Nadine Foley, Vice-Chairman	District 5
Sean Parks	At-Large Representative
Barbara Newman, Chairman	At-Large Representative

Members Absent:

Becky Elswick	School Board Representative
Keith Schue, Secretary	At-Large Representative

Staff Present:

Sanford A. Minkoff, County Attorney
Fred Schneider, Engineering Director, Public Works
Donna Bohrer, Office Associate III, Planning & Development Services Division

Barbara Newman, Chairman, called the meeting to order at 9:03 a.m. and noted that a quorum was present. She confirmed that Proof of Publication was on file in the Comprehensive Planning Division and that the meeting had been noticed pursuant to the Sunshine Statute.

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AGENDA
ITEM:

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A	Development Agreement between the Villages of Lake-Sumter, Inc. and Lake County Board of County Commissioners	3
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Sanford A. Minkoff, County Attorney, said this is a Developer's Agreement between the Villages of Lake-Sumter Inc. and the Board of County Commissioners (BCC) for road improvements.

Mr. Minkoff said the Villages will be responsible for widening CR 466, including stormwater facilities from the Lake/Sumter County Line to Rolling Acres Road. In return they will receive one million dollars in impact fee credits.

Lake County has agreed to acquire the Right Of Way (ROW) including that necessary for stormwater facilities east of the watershed divide. The County will be responsible for the widening of CR 466 from Rolling Acres Road to Hwy. 441.

Richard Dunkel and Mr. Minkoff briefly discussed ROW issues including the possible invocation of eminent domain.

Mr. Minkoff said there should be enough impact fee funds to cover these construction costs.

Sean Parks said he is a consultant for the Town of Lady Lake and asked if that was a conflict. Mr. Minkoff said members only have to recuse themselves if they are in a position to receive personal benefit.

A letter from Keith Schue was presented.

Mr. Minkoff explained if future changes to the Villages DRI increased traffic more than 15%, the County could request additional assistance from them.

T.J. Fish, Executive Director of the Lake/Sumter Metropolitan Planning Organization (LSMPO), said there was potential for a new turnpike interchange on CR 466. If future improvements are needed to CR 466, matching funds from the State may be available under provisions of the new Growth Management Bill.

Fred Schneider, Engineering Director for Public Works, described how the stormwater issues had been addressed.

In response to a question from Mr. Dunkel, Mr. Fish said the pending Lady Lake Joint Planning Area (JPA) plans for an urbanized land use pattern along the CR 466 corridor. He added that new commercial developments along the corridor would be subject to impact fees.

Mr. Minkoff added that any new development in the Villages would be subject to impact fees.

There was a consensus by the Local Planning Agency (LPA) members present that the concerns in Mr. Schue's letter had been addressed.

Mr. Schneider said the traffic studies done for this project have taken into consideration future development in the area and he said the Town of Lady Lake had been involved in those transportation studies.

There was no public comment.

MOTION by David Jordan, SECONDED by Richard Dunkel to recommend approval of the Development Agreement between the Villages of Lake-Sumter, Inc. and the Lake County Board of County Commissioners.

FOR: Newman, Foley, Carey, Parks, Dunkel, Dupee, Jordan

ABSENT: Elswick, Schue

AGAINST: None

ADOPTED: 7-0

The schedule of upcoming meetings was briefly discussed.

The Chair adjourned the meeting at 9:27 a.m.

Donna R. Bohrer
Office Associate III

Keith Schue
Secretary