

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY
NOVEMBER 6, 2008**

The Lake County Local Planning Agency met on NOVEMBER 6, 2008 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:

Rob Kelly	District 2
Michael F. Carey	District 3
Peggy Belflower, Vice-Chairman	District 4
Nadine Foley, Chairman	District 5
Keith Schue, Secretary	At-Large Representative
Terry Godts	At-Large Representative

Members Absent:

Cindy Barrow	School Board Representative
Vicki Zaneis	At-Large Representative
Charles Rector	District 1

Staff Present:

Brian T. Sheahan, AICP, Planning & Community Design Director
Ian McDonald, AICP, Chief Planner, Planning & Community Design
Pratima Strong, Geography Information Systems (GIS) Analyst
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design

Nadine Foley, Chairman, called the meeting to order at 9:07 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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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING CHAPTER V-A, ENTITLED NECESSARY PUBLIC SERVICES AND FACILITIES, SECTION 5A.01.02, ENTITLED APPLICABILITY, IN ORDER TO EXTEND THE EXPIRATION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.	3
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In response to Chairman Foley's request, several LPA members volunteered to assist with the review of minutes.

Keith Schue arrived at 9:12 a.m.

Brian Sheahan, AICP, Planning & Development Services Director, discussed the agenda and the documents provided to the LPA by staff.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING CHAPTER V-A, ENTITLED NECESSARY PUBLIC SERVICES AND FACILITIES, SECTION 5A.01.02, ENTITLED APPLICABILITY, IN ORDER TO EXTEND THE EXPIRATION DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Brian Sheahan, AICP, Planning & Development Services Director said this ordinance would amend the Land Development Regulations (LDRs) extending the expiration date related to school capacity provisions from 2008 to 2009.

MOTION by Michael Carey, SECONDED by Keith Schue to transmit the ordinance extending the expiration date of the school capacity provisions in the Land Development Regulations.

FOR: Foley, Schue, Carey, Belflower, Kelly, Godts

ABSENT: Barrow, Zaneis, Rector

AGAINST: None

MOTION PASSED: 6-0

Avalon Lakes Development

Leslie Campione, Esq., Campione & Vason, described the changes made to the proposed plan for Avalon Village. She discussed the mixed types of housing and mixed uses that would be included. She said after consulting with Fishkind and Associates, their plans had been revised to take into consideration economic sustainability and market flexibility.

Jeffrey Rapson, JW Real Property Advisors, described how the revised concept plan addresses the concerns of the LPA. He said they were requesting one unique Future Land Use Category (FLUC) with three subcategories, conservation/residential; mixed-use/employment center and village/residential in order to build a sustainable community with connectivity. He said the plans showed a pedestrian friendly development with a variety of housing types, utilizing Low Impact Development (LID) and Energy Star standards, with 70% open space in order to create a “green” community.

The LPA discussed this most recent proposal including the amount of wetlands on the site, the current over-allocation of residential uses county-wide, their reluctance to set a precedent by creating a specific FLUC unique to a particular development and the proposed extension of a road through the property into Orange County. It was noted that much of the area described as open space was actually wetlands. Mr. Schue said that he did not support the concept proposed, but instead thought that a project which would attract quality office uses serving both the existing population from the four corners area and Horizons West, coupled with a very limited amount of residential providing significant upland open space, could be acceptable.

MOTION by Keith Schue to designate the middle portion of this site Office and the northern portion Rural Transition Density and Rural.

The motion died for lack of a second.

REVIEW OF ACTION ITEM LIST

The LPA briefly discussed some of the definitions that were similar to FLUCs and if those definitions would create confusion.

MOTION by Peggy Belflower, SECONDED by Michael Carey to remove Rural Residential Density and Urban Residential Density from the list of definitions.

FOR: Foley, Schue, Carey, Belflower, Kelly, Godts

ABSENT: Barrow, Zaneis, Rector

AGAINST: None

MOTION PASSED: 6-0

MOTION by Terry Godts, SECONDED by Michael Carey to include the acronyms shown on the monitor on the Acronym list.

FOR: Foley, Schue, Carey, Belflower, Kelly, Godts

ABSENT: Barrow, Zaneis, Rector

AGAINST: None

MOTION PASSED: 6-0

The meeting reconvened at 10:33 a.m. after a short break.

Ian McDonald, AICP, Chief Planner Planning & Community Design, reviewed the staff memorandum titled “New Chapter 163 Energy Conservation Requirement – Consistency Revisions.” He addressed inconsistencies within draft policies and revisions made to earlier recommendations.

There was discussion about and agreement with the bullet item related to a disincentive of travel and use of single-occupancy vehicles under Policy 7.14.2.

The LPA agreed to strengthen the language in Policy 7.14.5 to read “...evaluation shall consider...” There was discussion regarding the uncertainty regarding how the State intended to have energy conservation depicted on the Future Land Use Map (FLUM). The LPA agreed to reference the value of passenger and freight rail as a way to reduce green house gases. There was discussion regarding Policy 1.2.2 Encourage Trip-Capturing Development, including internal capture and reducing miles travelled by locating services closer to residential areas.

Mr. McDonald said, after these draft policies were revised by staff to address the LPA’s comments, they would return to the LPA for further review.

The meeting reconvened at 1:07 p.m. after a break for lunch.

During review of the draft FLU map series, the LPA discussed if proposed Joint Planning Areas (JPAs) should be shown on the JPA map.

MOTION by Rob Kelly, SECONDED by Peggy Belflower to show only the Adopted Joint Planning Area agreement on the Joint Planning Area map within the Future Land Use Element map series.

Mr. Schue said that a Joint Planning Area is recognized by the city of Eustis and thought that it should also be depicted. He said that if it was no longer valid, then it could still be shown for reference as a dotted line with a note.

MOTION Amended by Rob Kelly, SECONDED by Michael Carey to remove Interlocal services boundaries from the Joint Planning Area map. Ms. Belflower withdrew her original second.

There was discussion if historic JPAs or utility service boundaries should be included within the map series.

FOR: Foley, Carey, Belflower, Kelly, Godts
ABSENT: Barrow, Zaneis, Rector
AGAINST: Schue
MOTION PASSED: 5-1

Keith Schue said he wanted it on the record that he voted no on the above motion only because the historic JPA boundaries of the City of Eustis were removed from the map series. He restated his support for JPAs and the rest of the motion.

The LPA reviewed and discussed the map series for the FLUE, and edits were shown on the monitor. Staff said that final maps will be brought back before the LPA for approval at a later date.

The Chair adjourned the meeting at 2:08 P.M.

Donna R. Bohrer
Public Hearing Coordinator

Keith Schue
Secretary