

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY**

JANUARY 11, 2007

The Lake County Local Planning Agency met on THURSDAY, JANUARY 11, 2007 at 9:00 a.m. in Room 302, Ken Bragg Center, 12900 Lane Park Cutoff Road, 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:

David Jordan	District 1
Rob Kelly	District 2
Michael F. Carey	District 3
Peggy Belflower	District 4
Nadine Foley, Vice-Chairman	District 5
Keith Schue, Secretary	At-Large Representative
Barbara Newman, Chairman	At-Large Representative
Cindy Barrow	School Board Representative

Absent:

Sean Parks	At-Large Representative
------------	-------------------------

Staff Present:

Sanford A. Minkoff, County Attorney
Gregg Welstead, Deputy County Manager
Amye King, AICP, Deputy Director, Growth Management Department
Brian Sheahan, AICP, Chief Planner, Planning and Community Design
Alfredo Massa, Chief Planner, Planning and Community Design
Francis Franco, Senior GIS Analyst, Planning and Community Design
Donna Bohrer, Pubic Hearing Coordinator, Planning and Community Design

Barbara Newman, Chairman, called the meeting to order at 9:02 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.

TABLE OF CONTENTS

<u>AGENDA DESCRIPTION</u>	<u>PAGE NO.</u>
Farm Bureau Comments	4
Minneola Land Use Comments	5
Montverde Land Use Comments	6
Astatula Land Use Comments	7
Fruitland Park Land Use Comments	9

Rob Kelly arrived at 9:05 a.m. and David Jordan arrived at 9:19 a.m.

During a brief discussion about the Sunshine Law, Sanford A. Minkoff, County Attorney, recommended LPA members avoid sending e-mails other members. Peggy Belflower and Mr. Minkoff discussed this issue further. He said multiple e-mails could constitute a conversation and would therefore be illegal.

Chairman Newman briefly discussed the cancellation of the land-owner's request meetings scheduled for last week. She stated for the record that she appreciated staff and said she had full confidence in their work.

Nadine Foley and Ms. Belflower both thanked Fred Cranmer for the tours of Ferndale area that he had given each of them.

Ms. Belflower said it was her opinion staff had misinterpreted the direction given by the LPA on November 16, 2006. She believed staff was only to solicit information regarding Future Land Use Map (FLUM) mistakes and errors, not changes to the FLUM or Future Land Use Element (FLUE).

Michael Carey said it was his understanding that any landowner who perceived they had been adversely impacted as a result of the LPA's work would have an opportunity to present their point of view.

Mr. Minkoff said any member of the public would be able to make their requests at the final public transmittal hearing before the LPA. In addition those land owners can address the Board of County Commissioners (BBC) during that transmittal hearing. He added that landowners can submit comments to the Department of Community Affairs (DCA) and request an administrative hearing if they feel the Plan is inconsistent with Florida Law. Mr. Minkoff said there would be another public hearing before final adoption of the Plan.

Mr. Schue was concerned that the Plan be defensible and about changes to the FLUM without the data, analysis and review of the normal FLUM amendment process. Amye King, AICP, Deputy Director of Growth Management, referred to the Data, Inventory and Analysis (DIA) commenting it was the basis for the text of the Plan and the FLUM. Chairman Newman said all the LPA members had worked hard and everyone wanted a good plan.

David Jordan suggested members review the Ordinance which authorizes the LPA and defines their role. He said the LPA does not direct staff, staff didn't work for the LPA and he added that the LPA was subordinate to the BCC. He thought Ms. Belflower's e-mails to staff had been "inconsiderate" and said that kind of e-mail doesn't produce anything positive. The Chairman emphasized that the LPA has to work together as a team. Ms. Belflower believed staff misinterpreted the motion on November 16, 2007, when staff said the LPA was asking for changes to the FLUE and FLUM. She said the LPA has always taken public comments. She said staff was only to address Geographic

Information Systems (GIS) mapping errors and she stood by her comments. Mr. Jordan didn't believe that staff's interpretation was the issue. He said this was the time to address her concerns, rather than sending out aggressive, accusatory e-mails that take away from the work that the LPA is supposed to be doing. He thought the LPA and BCC were all headed in the same direction and it was important to get this Plan done.

Chairman Newman addressed general meeting procedures including the use of speaker cards. During discussion on agenda changes it was announced items 5, 6 and 7 will not be addressed at this meeting.

Ms. King said the LPA had voted to recommend adoption of the Montverde JPA and if they wanted to reconsider it a request should be made to the BCC. She said staff could draft a letter for the Chairman's signature.

MOTION by Nadine Foley, SECONDED by Michael Carey to send a letter to the Board of County Commissioners requesting the Montverde Joint Planning Area agreement be returned to the LPA for reconsideration.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

Brian Sheahan, AICP, Chief Planner, said the City of Eustis would be sending a letter to the LPA asking the County to disregard the City's previous recommendations and allow them to make new Land Use recommendations.

MOTION by David Jordan, SECONDED by Rob Kelly to agree to wait for the City of Eustis to make new Land Use recommendations.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

FARM BUREAU COMMENTS

Phil Leary, General Affairs Consultant to the Lake County Farm Bureau and the Florida Poultry Association, said their agriculture land use recommendations had been incorporated into the Comprehensive Plan. He discussed Policy 1.2.3, Interpretation of Residential Density, and said one cause of the premature conversion of agricultural lands was the loss of property values related to a reduction in densities. He suggested that a compromise could be made on that policy.

Alfredo Massa, Chief Planner, said the deduction of the wetlands from the gross acreage before calculating density meant less land was available for development. He believed that Mr. Leary was correct about that new policy.

Mr. Schue disagreed and said currently density is calculated by subtracting wetlands from the total acreage but provides a credit of one unit per five acres of wetlands. Rob Kelly agreed that the net densities in the new and old Plans are the same. After some discussion, Mr. Carey suggested that Mr. Leary confer with staff. Mr. Schue said this net versus gross issue had been decided upon and he did not believe it should be revisited.

MOTION by Michael Carey, SECONDED by David Jordan to have Mr. Massa and Mr. Leary meet to discuss density calculations, so it is clear no one is being adversely impacted by these calculations.

PUBLIC COMMENT

Lisa Aleman said information she had been given from the Zoning Department would decrease the allowable densities on her property.

Mr. Kelly said it was important for everyone to understand how densities are calculated. Mr. Jordan agreed that how these calculations are perceived is very important to avoid conflicts. Mr. Leary said he believed that a new ordinance would make the density calculations subject to review under the Bert Harris Act. Cindy Barrow suggested that if the method of density calculation had not changed, perhaps they should incorporate the language from the adopted Plan. Mr. Carey thought these differences should be resolved at this stage, not later in a hearing. Mr. Kelly said changing the language back to that in the adopted Plan would necessitate numerous changes to the draft, and he thought the issue was how to include wetlands within the calculations. Mr. Sheahan said staff could bring back several examples for the LPA's review. Mr. Jordan thought Mr. Leary's concern was a legal issue subjecting the new Plan to different legal issues.

MOTION withdrawn by Mr. Carey.

Mr. Leary agreed with Ms. Foley that the policy on page Maps 1-79, Silviculture in the Wekiva Area which had been stricken from this draft should be restored.

There was a five-minute break.

MINNEOLA LAND USE COMMENTS

Tim Green, AICP, President Green Consultant Group, said he represented the City of Minneola and would like to address some mapping issues. He said only a portion of the City owned water treatment plant property should be shown as conservation. Mr. Green said several church-owned properties had been changed to Public-Quasi-Public. Mr. Schue thought the land uses on church property should not be changed to Public-Quasi-Public.

MOTION by Rob Kelly, SECONDED by Michael Carey to review the properties whose land use had been changed to Public-Quasi-Public (PQP).

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,

Barrow
ABSENT: Parks
AGAINST: None
MOTION PASSED: 8-0

Mr. Green said only the gopher tortoise mitigation portion of their water treatment plant property should be shown as Conservation.

MOTION by Keith Schue, SECONDED by David Jordan to show as Conservation the portion of Minneola's water treatment plan property that has been set aside for gopher tortoise preservation as depicted in Map Motion 1.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: Parks
AGAINST: None
MOTION PASSED: 8-0

Carl Gosselin, Community Development Director for the City of Minneola, said an area projected for residential use during a City visioning process was designated as Office on the County's draft map. He didn't believe that to be an appropriate use because of the lack of Turnpike access. The LPA decided not to reconsider their earlier decision.

TOWN OF MONTVERDE LAND USE COMMENTS

Mr. Green, AICP, President of Green Consulting Group referred to the Lutheran Church Camp property noting the entire parcel had been changed to PQP. He said in earlier discussions it was decided only the area being used by the Church would be PQP.

MOTION by Keith Schue, SECONDED by David Jordan to change the land use on the Lutheran Church property to Rural Transitional as depicted in Map Motion 2-5.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: Parks
AGAINST: None
MOTION PASSED: 8-0

MOTION by Michael Carey, SECONDED by Nadine Foley to designate as Public/Quasi-Public the well site portion of the Town of Montverde's parcel as depicted in Map Motion 2-5.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: Parks
AGAINST: None
MOTION PASSED: 8-0

Mr. Minkoff addressed the status of property known as "Black East/Center Lake" and

said the BCC approved changing the land use to Urban Expansion, which the Department of Community Affairs (DCA) had challenged. He said at this time there was not an approved settlement agreement, although he believed the Town has approved one dwelling unit per acre.

MOTION by Keith Schue, SECONDED by David Jordan to designate this parcel as shown on the screen as one dwelling unit per acre as depicted in Map Motion 2-5.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by Keith Schue, SECONDED by David Jordan to change the designation on the highlighted parcel from Community Facilities District to one dwelling unit per acre as depicted in Map Motion 2-5.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

TOWN OF ASTATULA LAND USE COMMENTS

Mr. Green said the Town's requests and the draft map of the County were pretty consistent.

MOTION by David Jordan, SECONDED by Michael Carey to change the two highlighted parcels from Workplace to Industrial.

MOTION withdrawn by David Jordan.

MOTION by Rob Kelly, SECONDED by Keith Schue to designate the five highlighted parcels as Rural, one dwelling unit per five acres, as depicted in Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by Rob Kelly, SECONDED by Cindy Barrow to designate the highlighted area as Rural Transitional as depicted in Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted parcels behind the mobile home park including those along the water Rural Transitional.

MOTION withdrawn.

MOTION by Keith Schue, SECONDED by Michael Carey to designate the highlighted parcels as Rural Transitional and Low Density Residential as depicted on Map Motion 6-14.

Mr. Sheahan discussed the Statutory position on not creating nonconformities, unless the intent is to get rid of them.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by Nadine Foley, SECONDED by David Jordan to designate as Rural the highlighted parcel as depicted on Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by Michael Carey, SECONDED by David Jordan to designate the highlighted area Rural Transitional as depicted on Map Motion 6-14. as depicted on Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by David Jordan, SECONDED by Keith Schue to accept the recommendations of the City on the parcels shown on the County's map as Orange. MOTION withdrawn.

MOTION by David Jordan, SECONDED by Cindy Barrow to designate the highlighted area Medium Density Residential as depicted on Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Belflower, Barrow

ABSENT: Parks

AGAINST: Kelly

MOTION PASSED: 7-1

Mr. Jordan identified the area subject of the last motion.

Mr. Green said the Town of Astatula was recommending higher densities than the one dwelling unit per five acres as shown on the screen.

MOTION by Keith Schue, SECONDED by Nadine Foley to designate the highlighted area Rural Transitional as depicted on Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Rural Transitional as depicted on Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

CITY OF FRUITLAND PARK LAND USE COMMENTS

Tiffany Kapner, City Planner, Land Planning Group, Inc. discussed the Town's vision which included some commercial uses along the 466 corridor instead of the Rural as shown. Mr. Jordan and Ms. Kapner discussed changes in that area.

MOTION by Keith Schue, SECONDED by Cindy Barrow to carry land use designations from the current FLUM in Sections 6, 5, 31 and 32 as shown.

MOTION was Tabled.

Ms. Kapner questioned the Conservation designation assigned to their fire station property.

MOTION by Michael Carey, SECONDED by David Jordan to change the designation of the City's fire station property to Public/Quasi-Public as depicted on Map Motion 6-14.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by David Jordan, SECONDED by Cindy Barrow to designate the area

**LDR shown on the screen.
MOTION withdrawn.**

There was discussion on the PQP designation which appeared to be assigned to water retention areas.

TABLED MOTION was withdrawn.

MOTION by Keith Schue, SECONDED by Rob Kelly to carry the Urban densities from the current FLUM to the draft as depicted on Map Motion 15-36.

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

ABSENT: Parks

AGAINST: Jordan, Barrow

MOTION PASSED: 6-2

There was discussion about balancing residential uses and commercial uses and that many spot commercial sites existed because under the current Plan commercial uses have been a zoning decision not a land use decision.

MOTION by Rob Kelly to change the Traditional Neighborhood designation back to Medium High Residential as shown on the screen.

MOTION withdrawn.

MOTION by Keith Schue, SECONDED by Rob Kelly to designate the area west of Hwy 441 as Medium Density Residential on the draft FLUM and re-evaluate it for Commercial and Office uses as depicted on Map Motion 15-36.

There was discussion about the issues surrounding designating areas for commercial and determining the pattern of residential densities.

**FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow**

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by Keith Schue, SECONDED by Michael Carey to designate the remainder of Section 8 as Medium Density Residential as depicted on Map Motion 15-36.

**FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow**

ABSENT: Parks

AGAINST: None

MOTION PASSED: 8-0

MOTION by Keith Schue, SECONDED by Michael Carey to designate the

highlighted area Medium Density Residential as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: Parks
AGAINST: None
MOTION PASSED: 8-0

The meeting reconvened at 1:30 p.m. after a lunch break. Sean Parks was present after lunch.

MOTION by Keith Schue, SECONDED by Michael Carey to designate the area west of 466A as it currently is and to designate the 446B area Medium High Density as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: None
AGAINST: None
MOTION PASSED: 9-0

MOTION by Keith Schue, SECONDED by Sean Parks to designate the area shown on the screen as Rural Transitional and as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: None
AGAINST: None
MOTION PASSED: 9-0

MOTION by Keith Schue, SECONDED by Michael Carey to designate the area west of 466A as Medium Density Residential as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: None
AGAINST: None
MOTION PASSED: 9-0

MOTION by Keith Schue, SECONDED by Sean Parks to designate the area west of 466A as Rural Transitional and the Planned Commercial (CP) shall become Commercial as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow
ABSENT: None
AGAINST: None
MOTION PASSED: 9-0

MOTION by Rob Kelly, SECONDED by Sean Parks to designate the highlighted

parcels Rural Transitional as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by Keith Schue, **SECONDED** by Cindy Barrow to designate the highlighted parcels Rural Transitional as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by Rob Kelly, **SECONDED** by David Jordan to designate the highlighted areas Rural Transitional as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Jordan, Kelly, Belflower,
Barrow

ABSENT: None

AGAINST: Carey

MOTION PASSED: 8-1

MOTION by Michael Carey, **SECONDED** by Sean Parks to direct staff to change anything designated Public/Quasi-Public or public parcels within a recorded subdivision to match the surrounding land uses of the subdivision.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by Keith Schue, **SECONDED** by David Jordan to designate the highlighted lots east of 466A as Medium Density Residential as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Barrow

ABSENT: None

AGAINST: Belflower

MOTION PASSED: 8-1

MOTION by Keith Schue, **SECONDED** by David Jordan to designate the highlighted area High Density Residential as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower,
Barrow

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by Keith Schue, SECONDED by David Jordan to designate the highlighted area High Density Residential as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

There was agreement to continue receiving land use comments from the Town of Mascotte and Howey-in-the-Hills to the beginning of the agenda on January 18, 2007

MOTION by Keith Schue, SECONDED by David Jordan to designate as Rural Transitional the area close to Griffin Park as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by David Jordan, SECONDED by Keith Schue to designate the area behind the flea market as Industrial and the area behind that as Transitional as highlighted on the screen.

MOTION withdrawn.

MOTION by David Jordan, SECONDED by Rob Kelly to designate as Transitional the area behind the flea market as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by David Jordan, SECONDED by Sean Parks to designate the highlighted areas Commercial and Residential as shown on the screen.

No action was taken on the motion.

There was some discussion about locating industrial uses in the vicinity of residential uses or in rural areas.

MOTION by Keith Schue, SECONDED by David Jordan to designate the highlighted parcels commercial, residential and industrial as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None
AGAINST: None
MOTION PASSED: 9-0

MOTION by Keith Schue **SECONDED** by Michael Carey to designate the highlighted parcels Rural Transitional as depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None
AGAINST: None
MOTION PASSED: 9-0

MOTION by Michael Carey, **SECONDED** by Rob Kelly to designate the highlighted area Low Density Residential depicted on Map Motion 15-36.

Mr. Sheahan explained that the draft FLUM includes recommendations from staff, the LPA and the municipalities. Mr. Jordan said the initial draft FLUM did not have LPA recommendations on it.

MOTION to call the question by Cindy Barrow, **SECONDED** by Rob Kelly.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None
AGAINST: None
MOTION PASSED: 9-0

VOTE ON THE MOTION.

FOR: Newman, Foley, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None
AGAINST: Schue
MOTION PASSED: 8-1

There was discussion that the remaining Fruitland Park issues and Umatilla should be placed back on the agenda following the other two cities.

PUBLIC COMMENT

Pete Alvarado said he was representing Bartlett Groves and asked about the acceptance of comments on their land use requests.

MOTION by Michael Carey, **SECONDED** by David Jordan to exclude the five RMRP parcels east of 466B from the last motion depicted on Map Motion 15-36.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None
AGAINST: None

MOTION PASSED: 9-0

In response to a question from Mr. Jordan regarding non-conforming uses, Mr. Sheahan suggested including policy to have staff conduct a non-conforming status study to review and decide how to resolve those issues.

Mr. Schue thought it was more important at this time for the LPA to complete their work than review land owner requests, which for the most part are requests to change land uses not requests to correct mapping errors. He suggested completing the FLUM review before addressing those requests. Mr. Kelly agreed with Mr. Schue to complete their review. Melanie Marsh, Assistant County Attorney, said not addressing those requests at the next LPA meetings would not be a legal issue. Mr. Carey repeated the LPA's previously stated position to avoid adversely impacting land owners. He said all of these landowners still have opportunities to address the LPA and the BCC plus additional opportunities to have their concerns rectified. Mr. Carey believed staff could address many of those issues and could deal with many of these requests informally. Mr. Jordan suggested reviewing them in a manner similar to taking public comment. Ms. Foley thought it was premature to address the land owner requests until the FLUM review is complete. Chairman Newman agreed that completing the FLUM review was the most important issue.

MOTION by Cindy Barrow, SECONDED by Rob Kelly to continue the review of the FLUM and to address the land owners requests regarding land use and FLUE issues after that review is completed prior to transmitting to the BCC.

There were additional comments that public input would not be excluded.

FOR: Newman, Foley, Schue, Parks, Carey, Jordan, Kelly, Belflower, Barrow

ABSENT: None

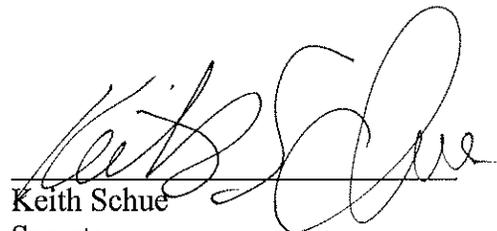
AGAINST: None

MOTION PASSED: 9-0

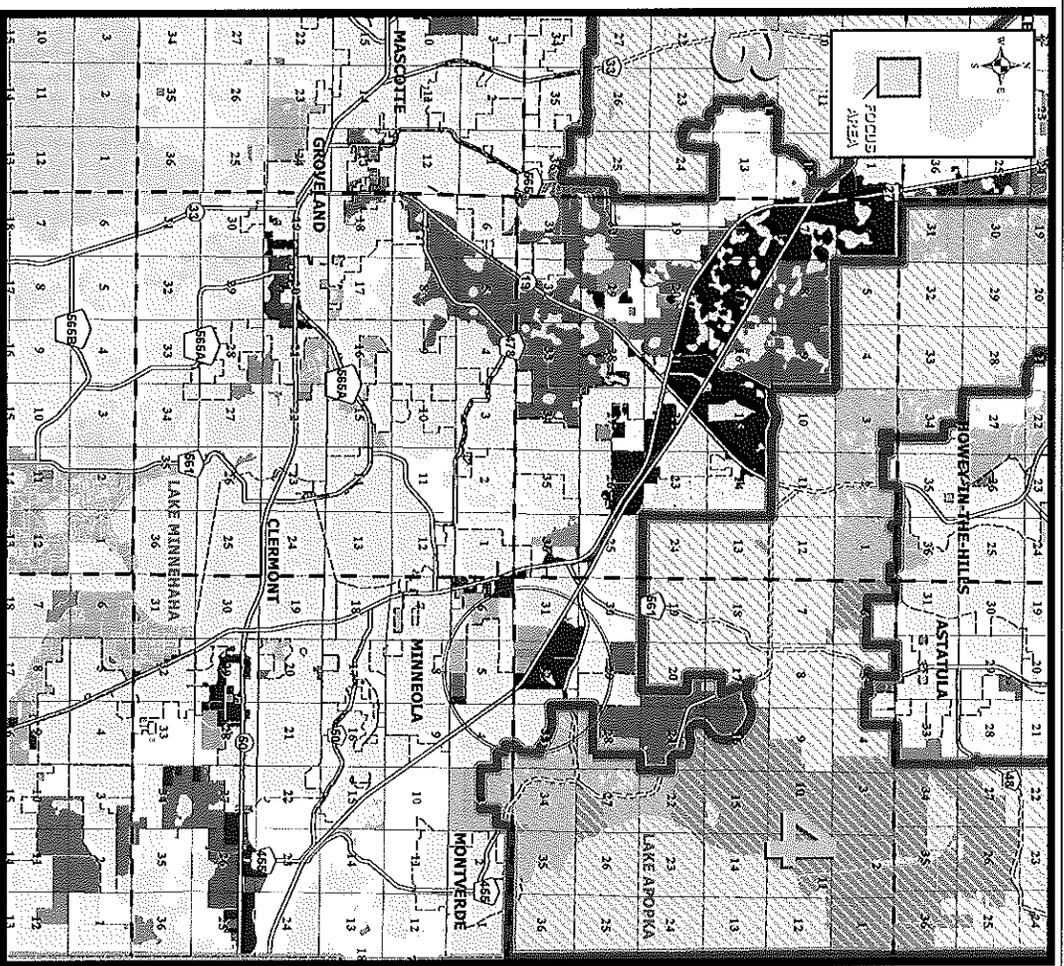
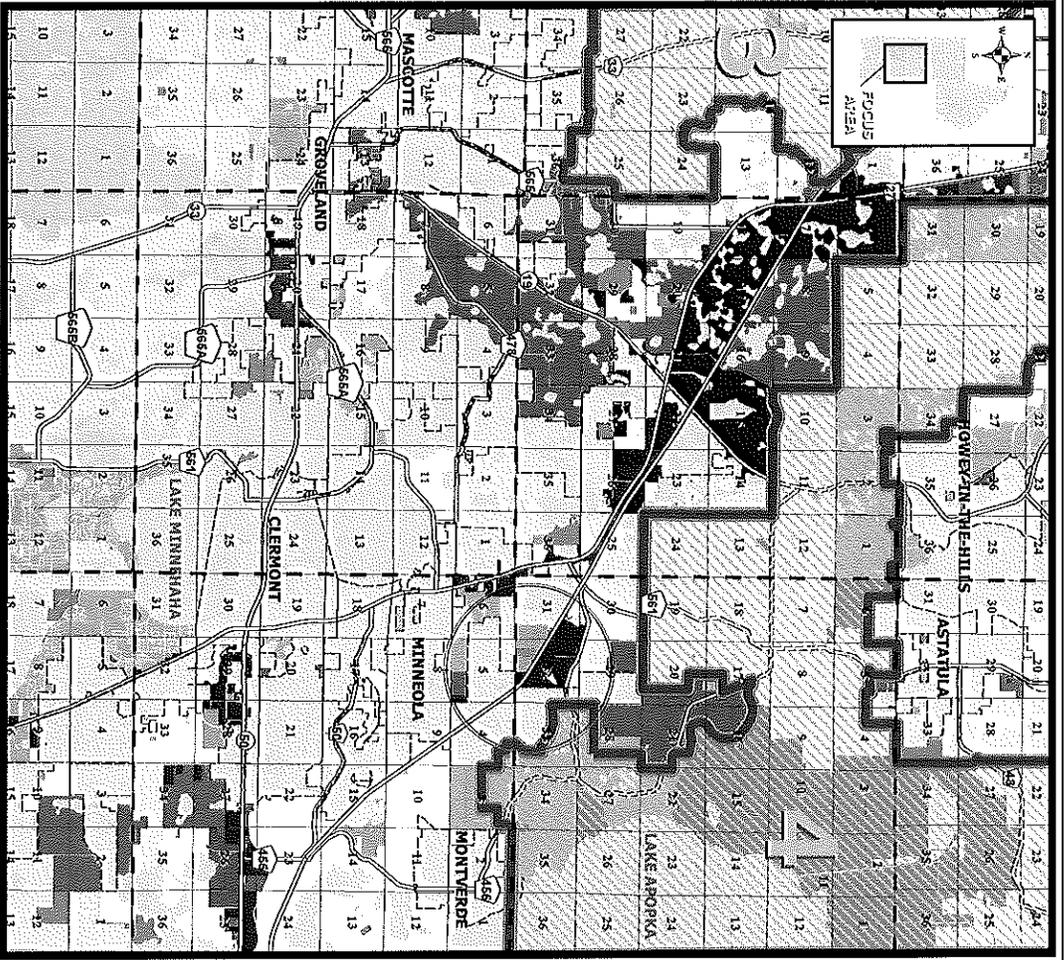
The Chair adjourned the meeting at 4:10 p.m.



Donna R. Bohrer
Public Hearing Coordinator



Keith Schue
Secretary



LPA: 12/21/06 - PROPOSED 2025 FUTURE LAND USE

LPA: 01/11/07 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

- | | | | |
|------------------------------|--|--|--|
| | Rural Low Density - 1/5 Acres | | Mt. Plymouth Serrano Main Street District - 5.5/1 Acre |
| | Rural Medium Density - 1/5 Acres | | Recreation |
| | Rural Transitional - 1/5 Acres | | Conservation - No Density |
| | 1/71 Acre With 50% Open Space | | Public, Quasi - Public |
| | Mt. Plymouth Serrano | | Proper 2.0/1 Acre |
| Rural Land Use Series | | | |
| | Low Density Residential - 2.5/1 Acre | | Medium Density Residential - 4/1 Acre |
| | Medium High Density Residential - 6/1 Acre | | High Density Residential - 12/1 Acre |
| | Traditional Neighborhood | | Office/Commerce |
| | Commercial | | Industrial |
| | Workplace | | Municipal Area |
| Urban Land Use Series | | | |

- | | | | |
|---|---------------------------------|--|--|
| | Urban 22 - Up to 22/1netAcre | | Ridge - 4/1 Acre |
| | Transitional - 1/5 Acres | | Applicable in Wetiva River Protection Area |
| | Sending Area A-1-40 | | Sending Area A-1-20 |
| | Receiving Area A-1-20 | | Institutional |
| | Neighborhood Transition | | Core Conservation - 1/20 Acres |
| Applicable in Green Swamp Area of Critical State Concern | | | |
| | Rural Conservation - 1/10 Acres | | Core Conservation - 1/20 Acres |

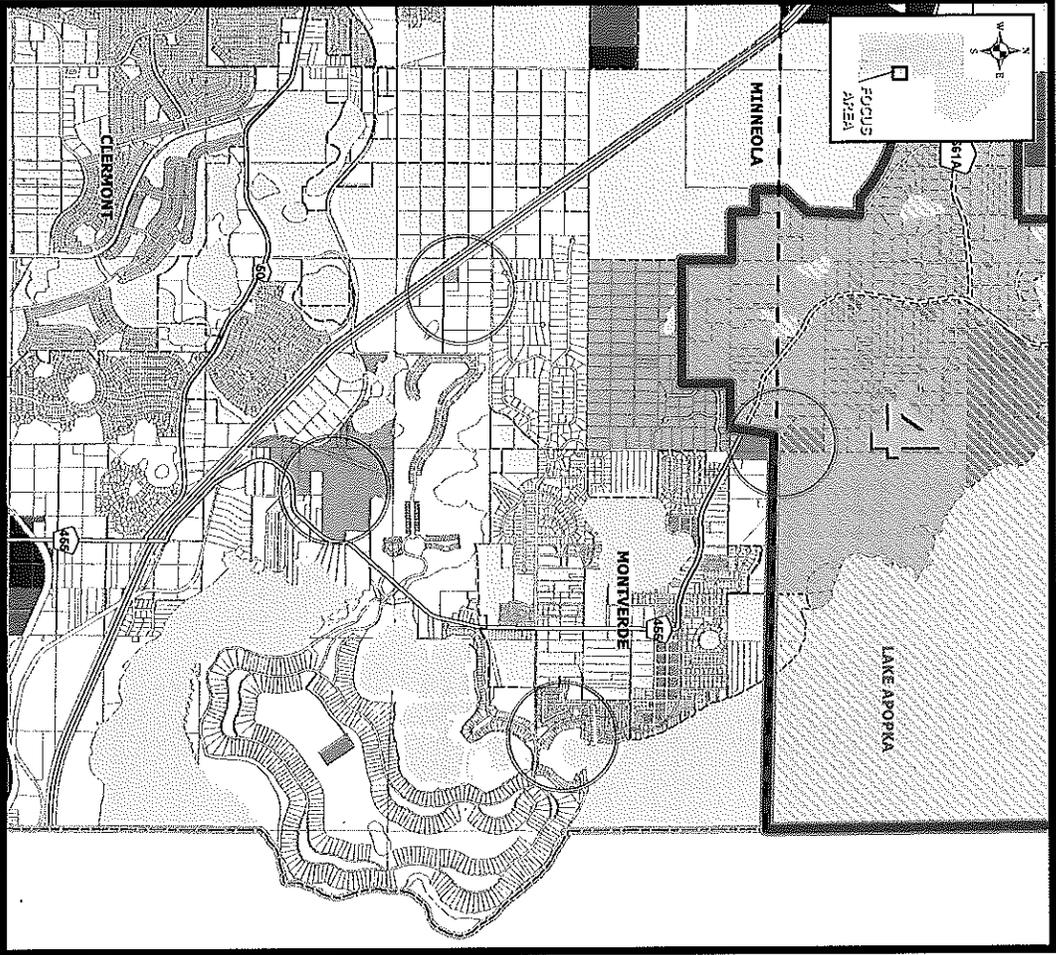
MAP COMPOSITION:
JANUARY, 2007

ORLAND
PROTECTION AREAS
POTENTIAL LAND USE

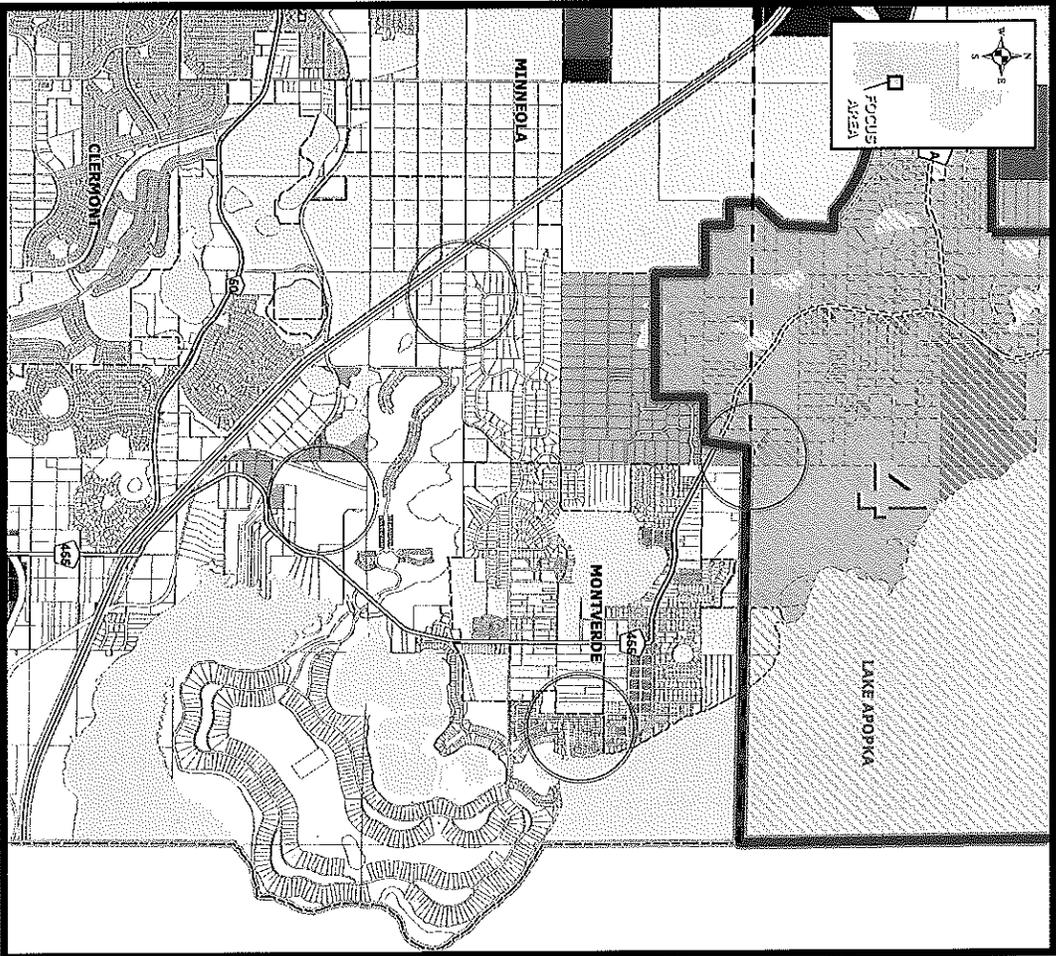
L.P.A. MOTION

1

FOCUS AREA
LAKE COUNTY
FLORIDA



LPA: 12/21/06 - PROPOSED 2025 FUTURE LAND USE



LPA: 01/11/07 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

- | | | |
|----------------------------------|-----------------------------------|--|
| Rural Land Use Series | Mt. Plymouth Sorrento | Urban Land Use Series |
| Rural Low Density - 1/5 Acres | Main Street District - 5.5/1 Acre | Low Density Residential - 2.5/1 Acre |
| Rural Medium Density - 1/5 Acres | Recreation | Medium Density Residential - 4/1 Acre |
| * 1/3 With Clustering | Conservation - No Density | Medium High Density Residential - 6/1 Acre |
| Rural Transitional - 1/5 Acres | Public, Quasi - Public | High Density Residential - 12/1 Acre |
| * 1/1 Acre With 50% Open Space | Mt. Plymouth Sorrento | Traditional |
| Mt. Plymouth Sorrento | Propser 2.0/1 Acre | Neighborhood |
| | | Office/Commerca |
| | | Commercial |
| | | Industrial |
| | | Workplace |
| | | Municipal Area |

- | | | | | |
|---|---------------------------------|--------------------------------|--------------------------|---|
| Applicable in Green Swamp Area or Critical State Concern | Urban 22 - Up to 22/1net.Acre | Ridge - 4/1 Acre | Transitional - 3/5 Acres | Applicable in Weakiva River Protection Area |
| Urban 22 - Up to 22/1net.Acre | Rural Conservation - 1/10 Acres | Core Conservation - 1/20 Acres | Sending Area A-1-40 | Sending Area A-1-20 |
| Ridge - 4/1 Acre | Neighborhood Transition | Receiving Area A-1-20 | | |

MAP COMPOSITION:
JANUARY, 2007

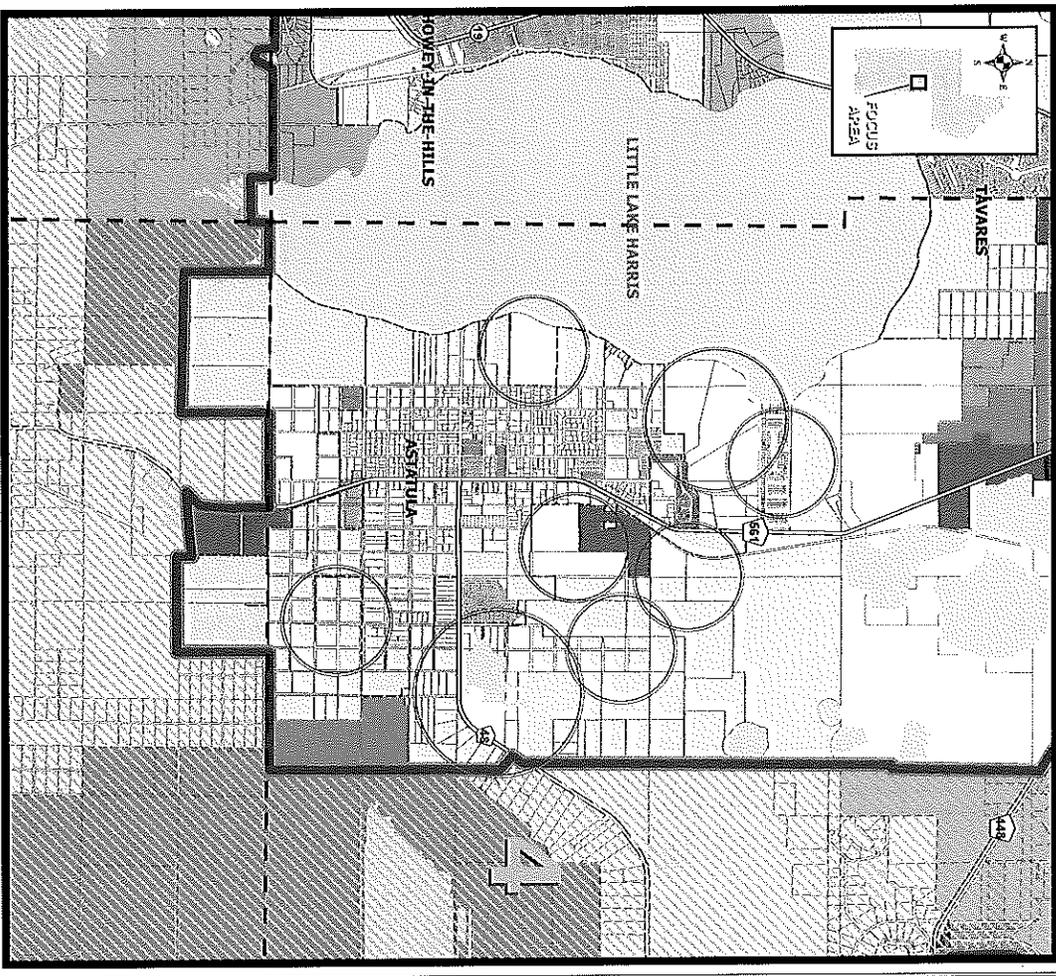
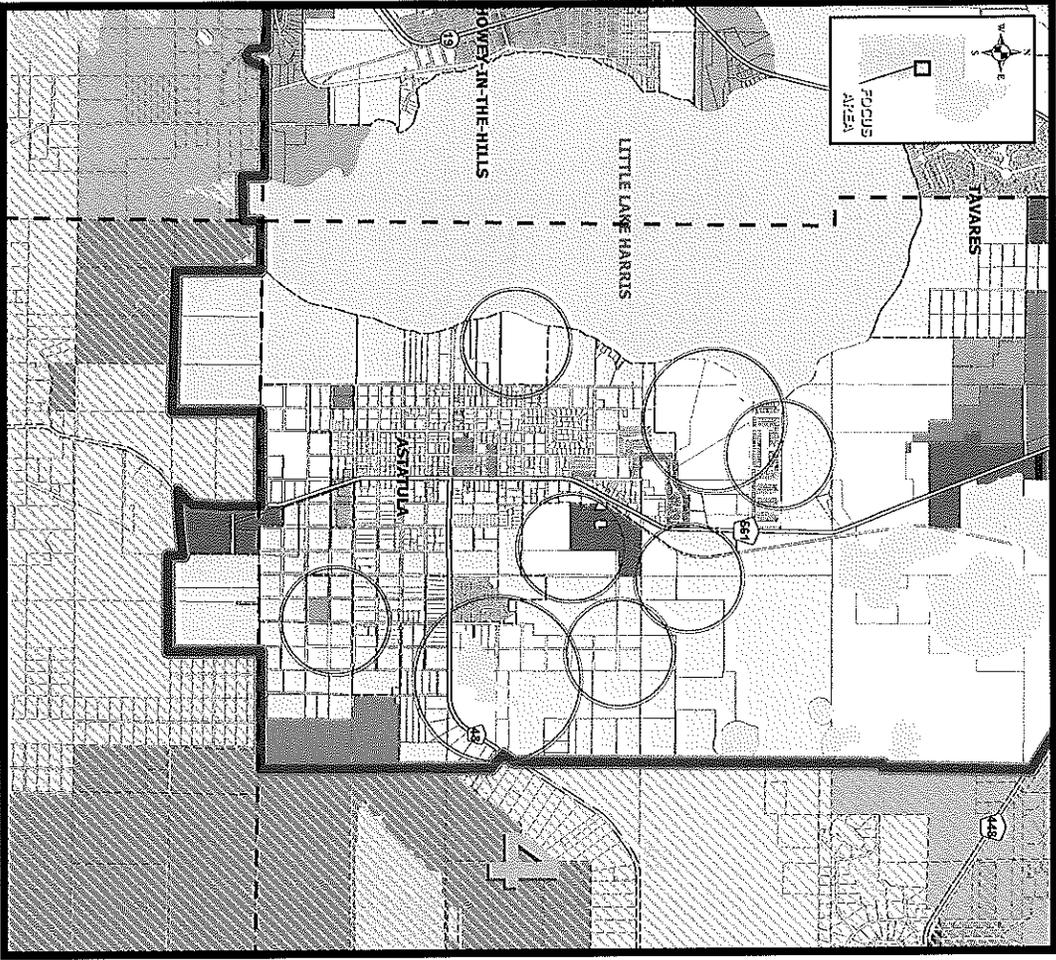
OVANIAN PROTECTION AREAS

L.P.A. MOTION

2-5

FOCUS AREA

LAKE COUNTY FLORIDA



LPA: 12/21/06 - PROPOSED 2025 FUTURE LAND USE

LPA: 01/11/07 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

- Rural Land Use Series**
- Rural Low Density - 1/5 Acres
- Rural Medium Density - 1/5 Acres
- 1/3 With Clustering
- Rural Transitional - 1/5 Acres
- 1/1 Acre with 50% Open Space
- Mt. Plymouth Sensitive
- Proper 2.0/1 Acre
- Mt. Plymouth Sensitive
- Recreation
- Conservation - No Density
- Public, Quasi - Public
- Urban Land Use Series
- Low Density Residential - 2.5/1 Acre
- Medium Density Residential - 4/1 Acre
- Medium High Density Residential - 6/1 Acre
- High Density Residential - 12/1 Acre
- Traditional Neighborhood
- Office/Commerce
- Commercial
- Industrial
- Workplace
- Municipal Area

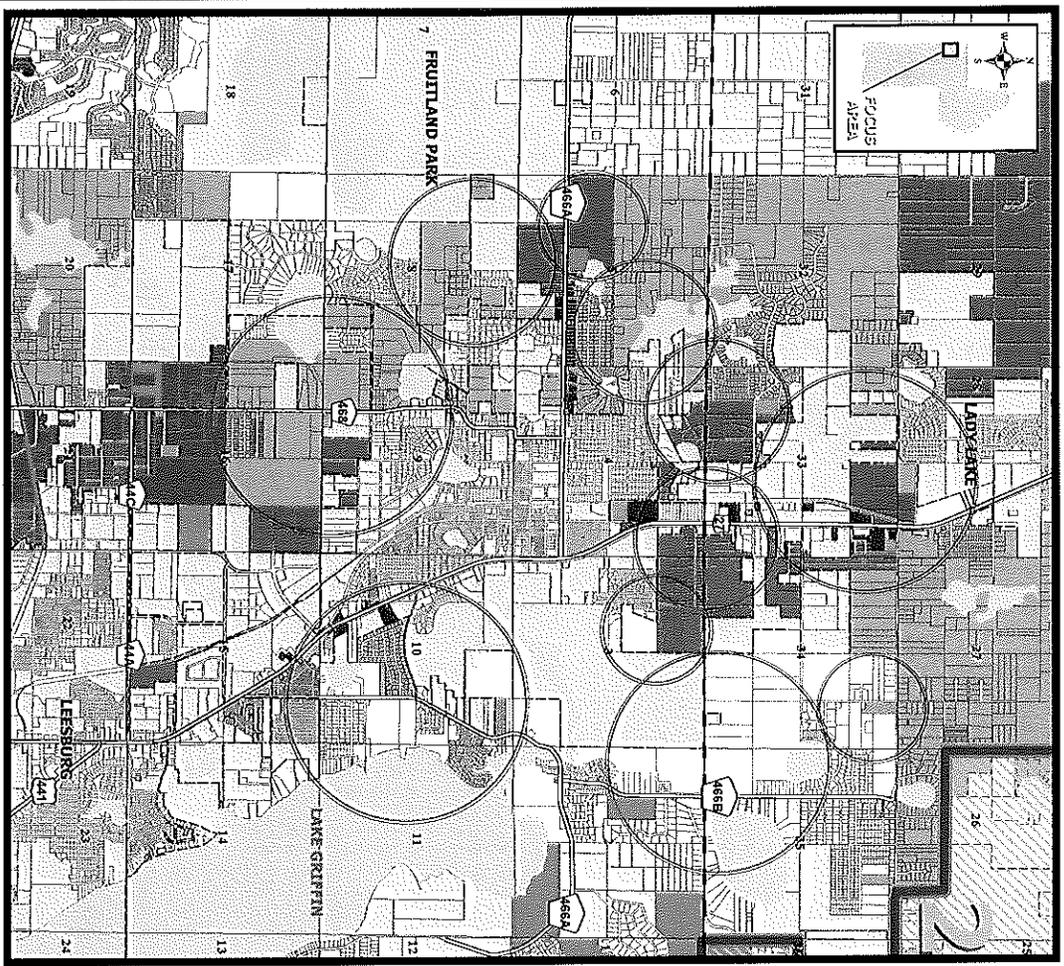
- Applicable in Green Swamp Area of Critical State Concern**
- Urban 22 - Up to 22/1 net Acre
- Ridge - 4/1 Acre
- Transitional - 1/5 Acres
- Applicable in Wekiva River Protection Area
- Sending Area A-1-40
- Sending Area A-1-20
- Receiving Area A-1-20
- Core Conservation - 1/20 Acres
- Institutional
- Neighborhood Transition

MAP COMPOSITION:
JANUARY, 2007

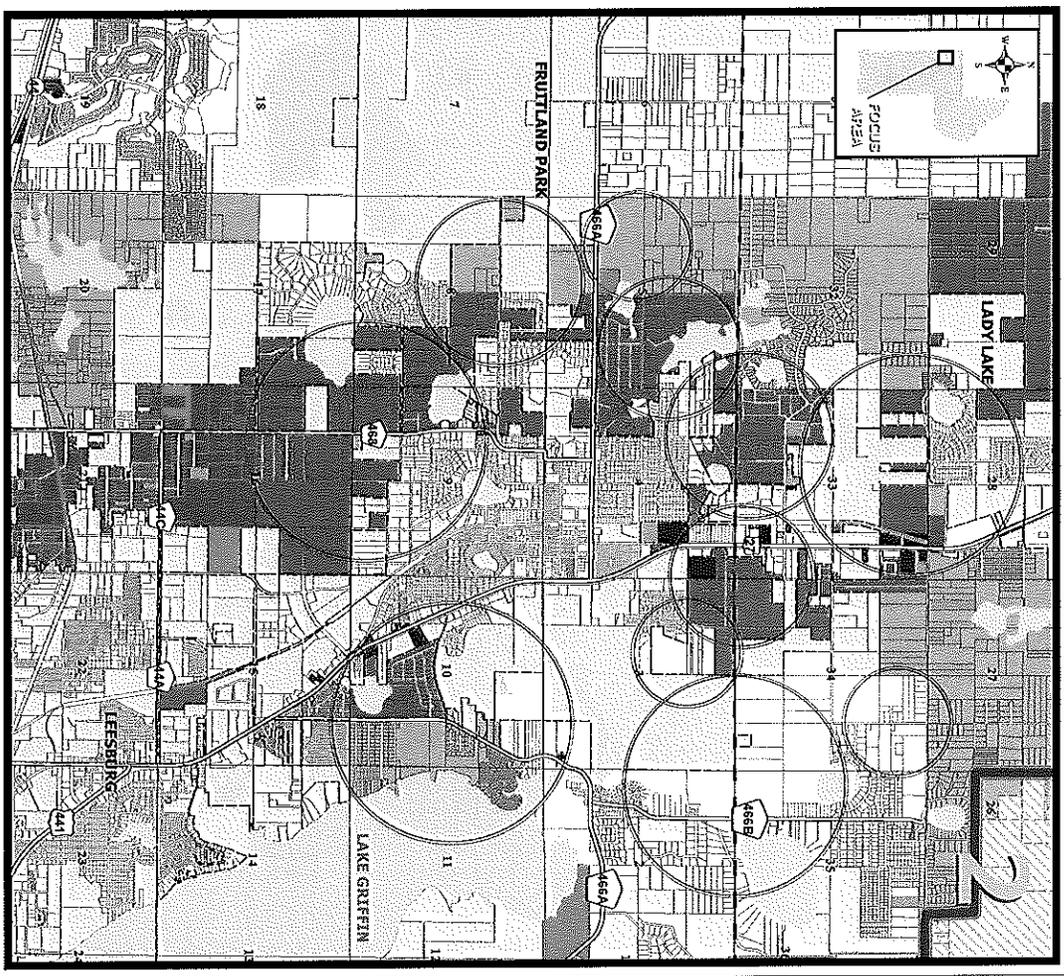
ORIGINALLY PROPOSED BY THE ASTORIA PROTECTION AREAS PROJECT (1994-1995)

L.P.A. MOTION 6-14

LAKE COUNTY FLORIDA



LPA: 12/21/06 - PROPOSED 2025 FUTURE LAND USE



LPA: 01/11/07 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

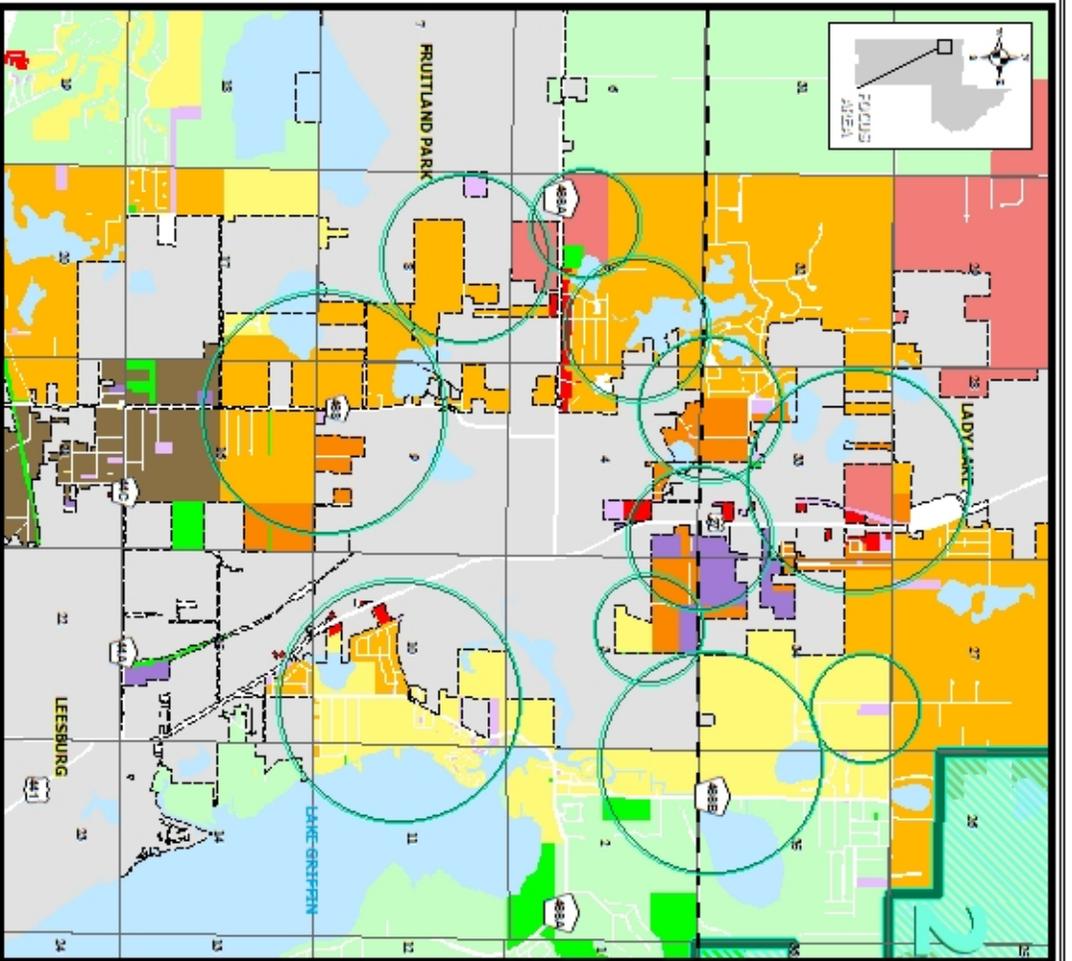
- | | | | |
|------------------------------|--|--|---|
| | Rural Low Density - 1/15 Acres | | Mt. Plymouth Sorrento Main Street District - 5.5/1 Acre |
| | Rural Medium Density - 1/15 Acres | | Recreation |
| | Rural with Clustering | | Conservation - No Density |
| | Rural Transitional - 1/15 Acres | | Public, Quasi - Public |
| | Mt. Plymouth Sorrento | | Propel 2.0/1 Acre |
| Urban Land Use Series | | | |
| | Low Density Residential - 2.5/1 Acre | | Medium Density Residential - 4/1 Acre |
| | Medium High Density Residential - 6/1 Acre | | High Density Residential - 12/1 Acre |
| | Traditional Neighborhood | | Office/Commerce |
| | Commercial | | Industrial |
| | Workplaces | | Municipal Area |

Applicable in Green Swamp Area of Critical State Concern

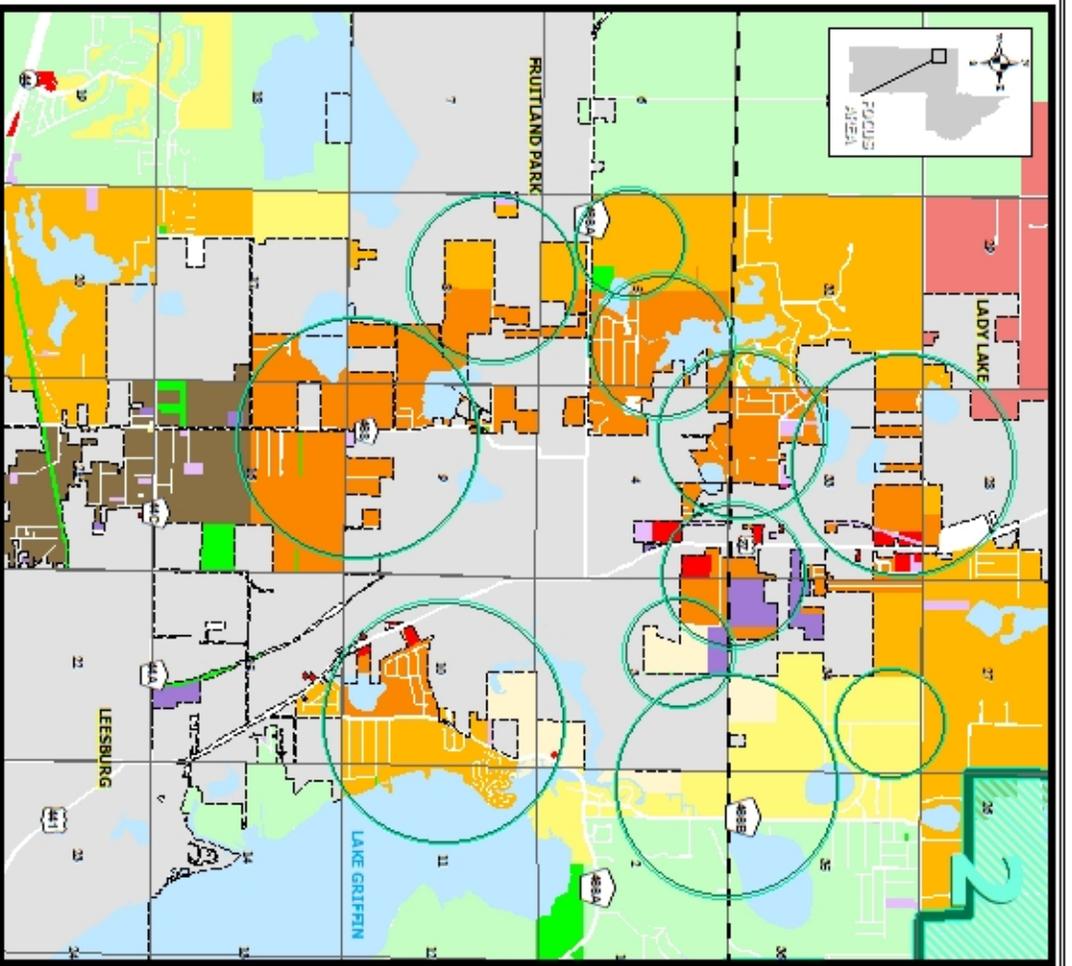
- | | | | |
|--|--------------------------------|--|---|
| | Urban 22 - Up to 22/1 net Acre | | Rural Conservation - 1/10 Acres |
| | Ridge - 4/1 Acre | | Core Conservation - 1/20 Acres |
| | Transitional - 1/5 Acres | | Applicable in Wakulla River Protection Area |
| | Sending Area A-1-40 | | Institutional |
| | Sending Area A-1-20 | | Neighborhood Transition |
| | Receiving Area A-1-20 | | |

L.P.A. MOTION
 PROTECTION AREAS
 IN LAKE COUNTY, FLORIDA
 JANUARY, 2007

15-36
 LAKE COUNTY
 FLORIDA



LPA: 12/21/06 - PROPOSED 2025 FUTURE LAND USE



LPA: 01/11/07 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

- | | |
|---|--|
| Rural Land Use Series | Urban Land Use Series |
| <ul style="list-style-type: none"> Rural Low Density - 1/15 Acres Rural Medium Density - 1/15 Acres Rural Medium Density - 1/15 Acres Rural Transitional - 1/15 Acres Rural Transitional - 1/15 Acres Rural Transitional - 1/15 Acres Mt. Plymouth Serrano Project 2.011/Acre | <ul style="list-style-type: none"> Low Density Residential - 2.5/1 Acre Medium Density Residential - 4/1 Acre Medium High Density Residential - 6/1 Acre High Density Residential - 12/1 Acre Traditional Neighbormood |

- | | |
|---|--|
| <ul style="list-style-type: none"> Mt. Plymouth Serrano Main Street District - 5-5/1 Acre Restoration Conservation - No Density Conservation - Public Public quasi - Public Mt. Plymouth Serrano Project 2.011/Acre | <ul style="list-style-type: none"> Office/Commerce Commercial Industrial Warehouse Municipal Area Neighbormood |
|---|--|

APPLICABLE IN GREEN SWAMP AREA OF CRITICAL STATE CONCERN
 Urban 22 - Up to 22 1/2/Acre
 Ridge - 4/1 Acre
 Transitional - 1/15/Acre
 Applicable in Wetland River Protection Area
 Sanding Area A-1-40
 Sanding Area A-1-20
 Receiving Area A-1-20

MAP COMPOSITION:
 JANUARY 2007