MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY

JANUARY 19, 2006

The Lake County Local Planning Agency met on THURSDAY, JANUARY 19, 2006 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:

Ann Dupee	District 2
Michael F. Carey	District 3
Nadine Foley, Vice-Chairman	District 5
Sean Parks	At-Large Representative
Keith Schue, Secretary	At-Large Representative
Barbara Newman, Chairman	At-Large Representative
Becky Elswick	School Board Representative

Members Absent

David Jordan	District 1
Richard Dunkel	District 4

Staff Present:

Kevin Mc Donald, Assistant County Attorney
Amye King, AICP, Deputy Director, Growth Management Department
Terrie Diesbourg, Director, Customer Services
Alfredo Massa, Senior Planner, Comprehensive Planning Division
Shannon Suffron, Senior Planner, Comprehensive Planning Division
Anita Griener, Senior Planner, Customer Services
Francis Franco, Senior GIS Analyst, Comprehensive Planning Division
Donna Bohrer, Office Associate III, Planning & Development Services Division

Barbara Newman, Chairman, called the meeting to order at 9:00 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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a	**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 14.07.07, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED FINAL PLAT REQUIREMENTS; INCREASING THE REQUIRED PLAT SHEET SIZE TO 24" X 36"; IMPLEMENTING A MINIMUM TEXT SIZE OF 0.10 INCH IN HEIGHT; IMPOSING METAL ROD REQUIREMENTS AND SPECIFICATIONS FOR PERMANENT REFERENCE MONUMENTS (PRMs); IMPOSING MINIMUM OF TWO FLORIDA STATE PLANE COORDINATE POINTS ON SUBDIVISION PLAT BOUNDARIES; IMPOSING VICINITY MAP REQUIREMENT AND SPECIFICATIONS; REQUIRING VERIFICATION OF FIELD PRMS BY LAKE COUNTY; REQUIRING PLATS IN SPECIAL FLOOD HAZARD AREAS TO SHOW A MINIMUM OF 2 BENCHMARKS AND ELEVATIONS ON THE PLAT; PROVIDING THAT ALL EASEMENTS AND RIGHTS OF WAY BE GRAPHICALLY DEPICTED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**	5

MOTION by MICHAEL CAREY, SECONDED by SEAN PARKS to approve the minutes of the September 15, 2005 meeting as submitted.

FOR:	**Newman, Foley, Schue, Carey, Parks, Dupee, Elswick**
ABSENT:	**Jordan, Dunkel**
AGAINST:	**None**
MOTION PASSED:	**7-0**

MOTION by MICHAEL CAREY, SECONDED by NADINE FOLEY, to approve the minutes of the October 4, 2005 meeting as submitted.

FOR:	**Newman, Foley, Schue, Carey, Parks, Dupee, Elswick**
ABSENT:	**Jordan, Dunkel**
AGAINST:	**None**
MOTION PASSED:	**7-0**

Customer Service Presentation

Terrie Diesbourg, Director, Customer Services, said many un-buildable lots were created before zoning was enacted in Lake County. She outlined the regulations that determine which lots are buildable and said it is very difficult to explain to landowners why their lots are not buildable. She added that Staff's attempt to mediate the Lot of Record Determinations in the first of several subdivisions had not been successful.

Ms. Diesbourg said staff had several options for consideration. The first was to leave the Land Development Regulations (LDRs) as they are. The second was to continue to attempt mediation with property owners. The third was to change the LDRs to be consistent with the current Comprehensive Plan.

Ms. Diesbourg outlined the Lot of Record policies in the current Comprehensive Plan.

Ms. Diesbourg said staff would like the existing Lot of Record allowance in the Comprehensive Plan to be considered for the new LDRs as requirements. This would require all lots to be located on County-maintained roads; no lots could be created that were completely located within a flood zone; a minimum lot size would be required for lots with well and septic. Staff would request removal of Policy 1-12a.3 "The County shall not allow a variance of 15% or more of a platted subdivision or phase of a platted subdivision whichever is more appropriate is under common ownership as of March 2, 1993".

Keith Schue and Ms. Diesbourg discussed the process staff used in the failed Michigan Acres mediation. Anita Greiner, Senior Planner, Customer Services, said the Special Master process would have been used had the landowners reached the required unanimous agreement to proceed. Ms. Diesbourg said some landowners insist on having their case heard by the Board of Adjustment (BOA) even though a variance can't 'cure' the problem with their property.

Nadine Foley said some landowners combined lots to make them buildable and asked if that was helping to address the situation. Ms. Diesbourg said the high cost of land was making it more feasible for landowners to pursue the variance process.

In response to comments from Michael Carey, Ms. Greiner said in some instances landowners were unable or unwilling to pay for the roads to be paved.

There was a majority consensus of the Local Planning Agency (LPA) to incorporate the Customer Service recommendations into the draft of the Future Land Use Element (FLUE). The Chairman said the draft of the Comprehensive Plan would be discussed in the future.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 14.07.07, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED FINAL PLAT REQUIREMENTS; INCREASING THE REQUIRED PLAT SHEET SIZE TO 24" X 36"; IMPLEMENTING A MINIMUM TEXT SIZE OF 0.10 INCH IN HEIGHT; IMPOSING METAL ROD REQUIREMENTS AND SPECIFICATIONS FOR PERMANENT REFERENCE MONUMENTS (PRMs); IMPOSING MINIMUM OF TWO FLORIDA STATE PLANE COORDINATE POINTS ON SUBDIVISION PLAT BOUNDARIES; IMPOSING VICINITY MAP REQUIREMENT AND SPECIFICATIONS; REQUIRING VERIFICATION OF FIELD PRMS BY LAKE COUNTY; REQUIRING PLATS IN SPECIAL FLOOD HAZARD AREAS TO SHOW A MINIMUM OF 2 BENCHMARKS AND ELEVATIONS ON THE PLAT; PROVIDING THAT ALL EASEMENTS AND RIGHTS OF WAY BE GRAPHICALLY DEPICTED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Sam Cauley, Survey Manager Public Works, said staff have been reviewing and updating the County ordinances that relate to Public Works. He said adoption of this ordinance would set a minimum text size for legibility on survey maps and the map size will conform to the files currently being used. He said other changes would allow full use of the County's Geographic Informational System (GIS), everyone can use the same base maps and no data will have to be entered by hand. He also recommended that Lake County continue to use the "old" Permanent Reference Monuments (PRMs) because they are more substantial than the newer ones allowed by the State. This ordinance would also require that two benchmarks and elevations be shown on the maps. All easements and Rights of Way (ROW) be shown on the maps instead of allowing them to just be noted. He said these changes would create a better product, one that would be easier to read and use.

MOTION by MICHAEL CAREY, SECONDED by SEAN PARKS to approve the AMENDMENT TO SECTION 14.07.07, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED FINAL PLAT REQUIREMENTS as presented by staff.

FOR:	**Newman, Foley, Schue, Carey, Parks, Dupee, Elswick**
ABSENT:	**Jordan, Dunkel**
AGAINST:	**None**
MOTION PASSED:	**7-0**

Future Land Use Map Recommendations from Citizens' Coalition of Lake County

Rob Kelly, said the Rural Areas Plan Presentation had been supported by Citizens Coalition of Lake County, Alliance to Protect Water Resources, Lake County Conservation Council, Friends of Yalaha and Citizens Against Rural Endangerment.

Mr. Kelly said the survey results from the 2025 Public Participation meetings and the online survey reflected the strong desire of the County's citizens to slow growth, preserve open space, protect habitat, preserve rural lifestyles and preserve the environment.

Mr. Kelly said analysis of the 2025 population projections for the County, including the cities, showed that the population allocation on the current Future Land Us Map (FLUM) exceeds the population projections for 2025. He said the overall densities on the FLUM could be decreased and still accommodate the projected population. He said this meant that almost all Rural Lands with a density of one dwelling unit to five acres could be preserved. He referred to the Pasco County Rural Area Plan and said the conditions in Pasco County and Lake County are similar.

Mr. Kelly said five areas had been identified as predominately rural. He said 96 to 97% of those areas have a current Future Land Use Designation of Rural, which is a density of one dwelling unit per five acres, and an Existing Land Use Designation with the same density. Small areas of Suburban and Urban Expansion are included in these areas. They are recommending that those small pockets of higher densities not be allowed to expand, but rather be considered as non-conforming uses. Mr. Kelly discussed the maps he had included in his presentation.

Mr. Kelly listed specific recommendations for preserving rural areas including recognizing those areas in the new Comprehensive Plan; creating a rural boundary; preserving existing topography and natural resources; implementing rural lighting and rural roadway standards; road improvements consistent with the rural character and the promotion and execution of annexation agreements with the cities and intergovernmental agreements with adjacent counties.

Mr. Kelly said it was important to consider these areas as long-term rural and not as areas awaiting urbanization. He said policies should be developed to preserve and protect rural lifestyles, communities and agricultural areas. He said that there was sufficient land available for the cities' expansion and to keep the transportation corridors available for development. He voiced a concern about the Developments of Regional Impact (DRIs) consuming large amounts of rural lands and suggested they be prohibited in rural areas. Mr. Kelly suggested that new construction be designed to reflect rural characteristics. He supported septic and well use in rural areas to prevent development pressure, annexation agreements to protect rural areas, and the promotion of agriculture primacy.

Mr. Kelly said this policy reflects the concerns of the citizens of the County. He said at the current rate of development those rural areas will disappear unless steps are taken to protect them. He added that this plan was consistent with the Penn Design Plan and that it could save money.

Ms. Foley acknowledged the work involved in this presentation and the participation of the individual groups. She said it would be helpful to have these policies submitted in written form. She agreed with this concept and the policy of agricultural primacy. However, she suggested incorporating a reference to Best Management Practices (BMPs).

Mr. Parks agreed with Ms. Foley and asked if Mr. Kelly had data on the size of those higher densities areas. Mr. Kelly said aerial maps had been used to identify those areas and said that data could be developed. He said this plan could be refined.

Mr. Schue said there was value in considering some areas to be rural for the long term and not considering those lands as being available for future urban uses. He said all of the public lands had not been identified on the maps and that there would be a correlation between the environmentally sensitive lands and these proposed rural areas.

In response to comments from Mr. Carey, Mr. Kelly said primarily these lands are currently at one dwelling unit per five acres and they are asking to have them remain at that density. Mr. Carey asked what other development would be allowed in these areas. Mr. Kelly said they envisioned low density and he thought the proposed Rural High Density land use of one dwelling unit per one acre would "eat away" at these areas. Mr. Carey said then only people who could afford five acres would be able to live in those areas. Mr. Kelly said enough density was allocated in the urban areas to accommodate the projected population.

Ms. Dupee asked if representatives from the cities had been invited. Chairman Newman said the meetings were advertised and both local newspapers had published articles on this topic and this meeting. Ms. King said several groups would be invited to meetings in February and March, including a meeting for landowners. She added that staff doesn't always know exactly what is going to be presented, however, staff will have presentations placed on the website as soon as possible. She said in the future County staff would request that all presentations be made available to them before the meetings. Ms. Dupee said this plan has ramifications that will need to be addressed and she thought input needs to be solicited.

Mr. Kelly said some of the policies in his presentation, including the one on primacy, were taken from the Pasco County Plan. He said the issue of school siting had not been addressed but was left to the school concurrency group. Chairman Newman asked if Mr. Kelly would identify some of the people who had worked on this plan with him.

PUBLIC COMMENT

Cecelia Bonifay, Akerman and Senterfitt, said she was speaking on behalf of a number of clients, a list of which was provided to the LPA. She added that the people on the list had standing according to Chapter 120, Florida Statute. Ms. Bonifay was glad to hear that landowners would be invited to make presentations to the LPA. She hoped no action would be taken on this proposal because she did not believe it was based on data as

required by law. She voiced a concern that landowners receive an equitable amount of staff's time. Ms. Bonifay said that DRIs are allowed under Florida Statute and they are subject to extensive review. She criticized the rural roads as being costly and impractical. She believed this plan would create an economic crisis. Chairman Newman repeated that this presentation was a tool to be used and no action would be taken on it at this time.

Mr. Carey asked the audience not to make disparaging comments and said everyone should respect the opinions of others. Chairman Newman commented on the public outreach effort made during this process and said the LPA has asked for public input at every meeting.

Patricia Donahue said she lives on the Minneola Ridge. She commented on the beauty of the area and said it is the site of triathlons which bring tourism dollars into the County. Ms. Donahue said that beauty has an economic value.

Peggy Cox said she is a landowner and member of Citizen's Coalition, the Alliance to Protect Water Resources and is also on the Board of Directors for the Florida Audubon Society. She said the preservation of existing rural areas was important because it helps to preserve water quality and wildlife habitat. She thought it was very important to protect significant areas for our environment, our water and wildlife habitat. She said because she is a resident and a taxpayer that her concerns should be given equal credence. Ms. Cox said it was important to not only protect these areas but to carefully weigh the impact of development on adjacent lands.

Robert Curry said although he is a board member of the Lake County Conservation Council, at this time he was speaking for himself. He said the LPA can create a plan for the next seven years, then revisions and changes could be made to reflect and accommodate change. Mr. Curry said it was important to preserve the nature and the character of Lake County.

Jeanne Etter, member of the Mt. Plymouth-Sorrento Planning Advisory Committee, complimented the work and effort that went into the presentation and the work done by the LPA and staff.

Rex Clonts said he is a citrus grower and he commented on the difficulty of remaining in agriculture. He said sometimes difficult years could only be survived by mortgaging their farmland. He would like to remain in the citrus business, however market conditions and citrus diseases may make that impossible. Mr. Clonts said decreasing the future land use densities could adversely affect his land value.

Cindy Barrow, Voters Organization Involved in Children's Education (VOICE) member, said the current effort to institute school concurrency would not be able to correct the current over-capacity conditions in many of the schools. She said she was in favor of keeping densities low and therefore supported the Rural Area Plan.

John Veldhuis said he is a citrus grower, that he manages citrus groves and cattle

operations. He disagreed with the premise that much of agriculture land is environmentally sensitive. He said in general it is sandy soil, well drained with good water and is perfect for development. He also thought more housing was needed for school teachers and other members of the work force.

Dave Dewey said he was a building contractor. He thought there are four factors in growth management The first was that decision makers must live with their conscience, second the County should protect unique areas, third there is a lot of money at stake in development and fourth Lake County has hills and flattening those requires lots of heavy equipment.

Ruth Stokes said she owns acreage in South Lake County. She feels she has been a good steward of her land but is beginning to feel victimized by regulations imposed by people who view her land as theirs.

Margarite Turner said she lived on E. Aphsawa Road and commented on the beauty of that area, and the large number of Sandhill Cranes and Eagles. She said her neighbors were working people and unable to attend day meetings, unlike developers and attorneys.

Mark Reggintin, Planning & Development Director, City of Mt. Dora, said he wanted to give the LPA an update on land uses within and adjacent to their Joint Planning Area (JPA). He said the City now wants to retain the Rural designation on areas in their JPA. The City Council wants to provide a transitional area between the urban services area and the rural areas.

Terry Godts, President of the Alliance to Protect Water Resources, encouraged the LPA to listen to the citizens and not to the land use attorneys. She asked for protection of rural areas, the quality and quantity of water, wildlife habitat and the quality of life for the citizens of Lake County.

Bill Banzhaf, real estate broker from Clermont, said he moved there because it was rural and yet he has benefited from the real estate market. He thought the Rural Area Plan was a good start. He said vibrant downtowns and economic development were important.

Egor Emory, Lake County Conservation Council, said the majority of rural residents want their areas to remain rural. He thought it was important to protect those rural areas and that lifestyle. He said a decision was needed on the population size we are going to support in the County. He asked about the money necessary to ensure quality of life, including schools and public safety. He really wants to see all of these factors equally weighed out. He added that urban services should be available in urban areas.

Lorraine Frankenfield said student capacity is not the only problem facing education in Lake County, there is also a shortage of qualified teachers. She said that more houses mean that more children will be in the schools. She thought it was important to preserve rural areas.

John Keating said he is a landowner and he supported Ms. Bonifay's position and that of the other landowners. He said he owns land in the Wekiva Study Area and cautioned against applying those regulations to other areas of the County.

Randall Baker, Land Art Landscape Architecture, said he represented residents in the area of North Grassy Lake Road. He thought it was a great idea to preserve rural lands, and he advocated the preservation of other lands that have environmental significance. He was concerned about protecting wildlife habitat including migratory sites of birds. Mr. Baker said the County has a large tourist tax base that should be protected and not traded for a residential tax base. He said land suitable for development was also habitat for several protected species.

Susan Hildenbrandt, Citizens Against Rural Endangerment (CARE), spoke about the wonderful opportunity they have to plan for the future. She explained that not all developers request land use changes. She said some surveys show that 40% of the citizens don't want any more growth. She thought that sentiment was caused by too much development happening too soon. She thought that urban should be urban and rural should remain rural and there should be a transition area located between those two areas.

Mr. Parks said these public comments have made issues on both sides very clear. He said making the right decisions is not something that he or any LPA member takes lightly.

There was discussion about February and March's schedule. Ms. King said Carol Stricklin, Growth Management Director, would be presenting an update on the Comprehensive Plan to the Board of County Commissioners (BCC). She added that the LPA would be reviewing the different versions of the FLUM and explained that the recommendations from the Cities and the landowners have not been negotiated.

Ms. Elswick asked if staff was continuing to get input from the Industrial Development Agency (IDA). Ms. King explained staff was preparing data that had been requested by the IDA.

Ms. King discussed the schedule of the draft of the Comprehensive Plan, the Executive Summary and the comparison of the Evaluation and Appraisal Report (EAR) and the Comprehensive Plan. There was discussion on the status of several of the Elements. Ms. King said any issue was subject to discussion, provided the LPA agreed to the discussion.

Ms. Dupee asked about the Cultural Element. Ms. King said the LPA had agreed to delay transmitting some of the optional Elements. Mr. Parks asked if there was a consensus to work on the Cultural Element. Ms. Foley said the LPA had assured the Cultural Affairs Council that the LPA would move forward with that Element.
Chairman Newman said that staff and the LPA have made extensive efforts to communicate with the public.

There was an one-hour lunch break.

Wekiva Presentation – Keith Schue

Mr. Schue explained his involvement with issues involving the Wekiva Area. He said the Wekiva is more than a river, it is a whole ecological system and the State has been focused on protecting it. He described the area included in the Wekiva River system including the tributaries. He said the Wekiva River has been designated an Outstanding Florida Waterway and a Federal Wild and Scenic River. An outstanding feature is that this eco-system is spring fed. It is also habitat for many listed species. Mr. Schue said the economic value of this area is tourism based.

Mr. Schue said the first regulations for protecting this area were created in 1988. The Wekiva River Protection Act required that Comprehensive Plan policies be written to protect that area. It also authorized the Florida Department of Environmental Protection (FDEP) to begin purchasing lands for preservation including land for connectivity in the Wekiva-Ocala Corridor. He said this legislation was a good start. However, the definition of rural character has proved difficult and because this ecosystem is dependent on springs, the health of the aquifer is an important issue. He explained the importance of protecting the land so water can percolate into the aquifer. He said without those protections the amount of spring flow is at risk and that the flow of some springs has already decreased 20%. The increasing "draw down" of the aquifer, its effect on the health of wetlands are an important issue. He added that water polluted by nitrates from development has increased algae growth, which threaten native species.

Mr. Schue said transportation is another important issue in the Wekiva area. He said different organizations involved in protecting this area realized a regional approach to protect this area was needed. The Governor appointed Wekiva Basin Area Task Force, but their attempt to get legislation passed failed. Then in 2003, the Wekiva River Basin Coordinating Committee was appointed by the Governor and as an end result the Wekiva Parkway and Protection Act was adopted. He discussed some of the components of that legislation, including the parkway design and location. He said additional lands were designated to be purchased for preservation.

Mr. Schue discussed the Growth Management component of this legislation. The legislation directs optimization of open space, promotion of development patterns that protects recharge areas, and natural habitat. It incorporates strategies such as incentives for open space, conservation easements, coordinated greenway plans, and community initiatives. Governmental agencies have specific responsibilities and some of their studies and reports have been completed. He said the Department of Community Affairs (DCA) has prepared the document: Guidelines for Preparing Comprehensive Plan Amendments to comply with the Wekiva Parkway and Protection Act.

Mr. Schue said land use strategy will be very important to protect this area. He discussed the JPAs, which extend into the Wekiva Springshed Area (WSA) and some of the approved residential developments. He emphasized the importance of transitional land uses, clustering and maintaining rural patterns. He added that the County is already working with a community planning committee in the Mt. Plymouth-Sorrento area.

Mr. Schue discussed clustering designs and referred to the Ecological Design Manual from the East Central Florida Regional Planning Council (ECFRPC). He said in conservation subdivisions, the lots are smaller and environmentally sensitive lands are placed in a conservation easement; these designs can be modified to protect wildlife corridors. He said the one dwelling unit per acre transitional area in the Wekiva could easily be adapted to this type of clustering.

Ms. Foley referred to Policy 5.2.7 on Development Design Standards, suggested by Mr. Schue and asked about water and sewer. Mr. Schue said transitional areas would be located closer to urban areas. He said that the design of the septic systems could be improved and commented that new innovative septic systems were available. He said the County should be flexible and encourage open space in subdivision design even if the design is not technically "clustered".

Mr. Carey complimented Mr. Schue's presentation and his discussion on clustering. He said clustering could reduce the cost of homes and enable more people to enjoy living in rural areas. Mr. Carey was concerned about the surficial aquifer being adversely affected by development. Mr. Schue agreed that the excavating for ponds and other uses could create a direct conduit to the aquifer, bypassing the filtering function of soils.

In response to questions from Mr. Parks, Mr. Schue thought in order to protect this area that some details will have to be included in the Comprehensive Plan and more staff time will be needed during development review. Mr. Parks asked about the source of nitrate pollution. Mr. Schue said the sources are agriculture, septic tanks and lawn fertilizer. He added that conservation design could address some of that pollution. Also, some municipal treatment plants use Rapid Infiltration Basins (RIBs) that can contribute to nitrogen pollution.

In response to a comment from Ms. Dupee, Mr. Schue explained it was impossible to compensate for all of the factors contributing to those pollution issues. There was discussion on the marketability of clustered developments.

Ms. Foley said these are very important issues and she had been told Gemini Springs is no longer flowing. Mr. Schue said many of the springs are in decline and that underscores the importance of a holistic approach to protecting the springs and springshed.

Ms. Elswick asked about school siting in the Wekiva area. Mr. Schue said within the Wekiva River Protection Area the receiving areas would be appropriate for schools. He thought there would not be special restrictions on school sites outside of that area.

PUBLIC COMMENT

Robert Curry said there is an existing over-allocation of commercial in the Wekiva area.

Cecelia Bonifay, Akerman & Senterfitt, said she had presented a list to the LPA of the developers and landowners that she was representing. She was concerned that the LPA could write regulations more restrictive than the State's. She wanted the LPA to take into consideration what is "on the ground" and the current development patterns when these policies are considered. She said doing the scientific analysis on all of these properties would be costly for the County.

Carol Peters said she owned property adjacent to the transition area and she supports the ideas presented by Mr. Schue.

Ms. King said DCA has asked when the Goals, Objectives and Policies (GOPs) will be transmitted. She said she had told them that if there was some consensus on the Wekiva Policy, it would be transmitted for courtesy review. She said this would show that the County is working on the Comprehensive Plan. She said copies would also be provided to Department of Environmental Protection (DEP) and the Water Management District (WMD) for courtesy review. There was a consensus of the LPA to transmit those policies for a courtesy review.

Ms. Bonifay wanted to know what the LPA had just agreed to transmit to DCA, because she did not have a copy of it.

Ms. Foley thought the policies covered what the County was required to do by State law to protect the Wekiva Study Area. Ms. King said only the written policies were being transmitted, no maps would be transmitted at this time.

Ms. Dupee was concerned that property rights would be "taken away".

Historic Village

Shannon Suffron, Senior Planner said an excerpt from the minutes of a previous meeting and paperwork from the Friends of Yalaha had been provided for discussion. She was seeking clarification if the Historic Village would be applicable only to existing rural villages shown on the FLUM or if the Census Designated Places (CDPs) would be eligible for that designation. She asked if the intent had been to replace Rural Village with Historic Village or was Historic Village a new concept.

Chairman Newman said it was her understanding that the Historic Village would be limited to those currently designated or those in progress but not to open it up to others.

Mr. Parks said whatever the name, he thought they should be pre-existing, unless data was available to support new designations in the future. He thought Historic Villages referred to the communities identified by road signs. Ms. Suffron asked if boundaries should be set and mapped. She said some of the residents in those areas are concerned about annexation.

Mr. Schue said his understanding was that they would focus on the recognized communities. However, that leaves the question if Historic Village is a Future Land Use

Designation or an overlay. He thought the consensus was to have an overlay because it allows for the most flexibility for assignment of Future Land Uses. Mr. Schue and Ms. Suffron discussed the difference between the current future land use of Rural Village and the proposed Historic Village overlay approach. Ms. Suffron commented that the number of Historic Villages could add to the complexity of planning. Mr. Carey agreed with Mr. Schue's summation except he didn't believe they had decided to preclude the addition of other communities. Ms. Suffron said she had discussed possible additional Historic Villages with the County's Community Enhancement Coordinator. Ms. Foley thought the efforts of the citizens should be honored even if the number of possible Historic Villages increased. Mr. Schue thought that a "level of confidence" should be met to ensure that the establishment of a new Historic Village is a true community effort and the ultimate decision would be the BCC's.

Ann Dupee left the meeting.

Ms. King asked if the CDP boundaries should be used for the present time unless the boundaries have been self-designated, such as Yalaha. Mr. Schue said the census tracts don't necessarily relate to population centers today. Ms. King said the CDPs are based on areas of historic population. Mr. Schue said when a community seeks Historic Village designation that the County shouldn't just assume the boundaries are the same as the census tract boundaries. Ms. King said the County has requested that all of the Community Enhancement Areas (CEAs) formulate boundaries. She asked if the LPA wanted to show only Yalaha and Ferndale on the FLUM, or identify all of the CDPs. She said Mt. Plymouth-Sorrento and Astor Park have been defined as well. Mr. Parks said he would like to see at least the census tract for those communities to be shown on the FLUM. There was agreement to show those areas on the map for the LPA's review.

PUBLIC COMMENT

Ms. Bonifay said it was interesting to see the Future Land Use Designation of Rural Village, which was created for new developments using Traditional Neighborhood Design (TND) concepts, now become a list of Historic Villages. She said she didn't see the historic value of those places. She added that this was not the intent when the current Comprehensive Plan was written.

Mark Winwood, member of the Friends of Yalaha, summarized his understanding of how Historic Villages will be designated. He said Historic Village won't be a Land Use Designation, however a process will be set up to designate those communities. He discussed the planning work done by his community. Chairman Newman said his summary of the Historic Village was correct.

Deborah Herald said she supported the Historic Village concept and she gave a brief description of the history of Yalaha.

Sean Parks left the meeting.

Alfredo Massa, Senior Planner, Comprehensive Planning, asked the LPA for their input on the draft of the Workforce Housing Objective. Ms. Elswick suggested adding "Lake County" in front of median housing price in Policy HOU x.x-3. In response to questions from Mr. Schue, Mr. Massa said the Objective was focused on partnering with various groups to define incentives to facilitate the construction of workforce housing. Mr. Schue thought there was some ambiguity in this and the policies that the group may develop. Mr. Massa said this Objective had been drafted at the request of the LPA and added that housing programs can be sponsored by parties other than County government. The purpose is to help to fill the need for workforce housing. Mr. Schue was concerned that this program described as promoting "workforce housing" could become a mechanism for sprawl. Mr. Massa said any future programs developed would be placed in the LDRs and he asked if the LPA would like to move forward with this. Mr. Schue said if their earlier decision to focus such housing programs in urban areas was followed, then he could support it. Ms. Foley said she was fine with this suggestion and thought the last policy would provide structure. Mr. Carey thought this should be accepted and said the LPA's decision will be a factor in whether or not Affordable Housing is available in the County.

There was a consensus by the LPA to support the Workforce Housing Objective.

In reference to the Wekiva, Mr. Schue said Morris-Depew had recommended language for other Elements and he thought those recommendations should be incorporated into those Elements.

The Chair adjourned the meeting at 3:10 p.m.

Donna R. Bohrer	Keith Schue
Office Associate III	Secretary