

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY
FEBRUARY 21, 2008**

The Lake County Local Planning Agency met on FEBRUARY 21, 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:

Vacant	District 1
Peggy Belflower, Vice-Chairman	District 4
Nadine Foley, Chairman	District 5
Keith Schue, Secretary	At-Large Representative
Vicki Zaneis	At-Large Representative
Cindy Barrow	School Board Representative

Members Absent:

Michael F. Carey	District 3
Rob Kelly	District 2
Bill Benham	At-Large Representative

Staff Present:

LaChea Parson, Assistant County Attorney
Brian T. Sheahan, AICP, Planning & Community Design Director
Ricardo Soto-Lopez, Chief Planner, Planning & Community Design
Temia Jackson, Geographic Information Systems Analyst, Information Technology
David Hansen, Environmental Lands Manager, Public Works
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design

Nadine Foley, Chairman, called the meeting to order at 9:09 a.m. and noted that there would not be a quorum until 11:15 a.m. 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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The meeting reconvened at 11:30 with quorum present.

Brian T. Sheahan, AICP, Planning & Community Design Director, said residents of Astor have contacted staff, concerned that there was an insufficient amount of commercial uses designated along Highway 40. He asked the LPA to consider placing a commercial corridor along Highway 40 to support the Astor community. The LPA discussed the character of the commercial uses, possible limitations on the size of buildings and an appropriate length for this commercial corridor. Mr. Sheahan said the Land Development Regulations (LDRs) would address zoning issues such as character, building size and other related issues. It was noted that the boundary of the Rural Protection Area (RPA) would have to be adjusted. There was discussion regarding the nonconforming policy to be drafted by staff.

MOTION by Cindy Barrow, SECONDED by Vicki Zaneis to designate the highlighted area a Commercial Corridor as shown on the monitor. (There is not an attached map to depict this motion, counted as Map Motion 1.)

FOR: Foley, Schue, Barrow, Zaneis, Belflower

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Rural Transition Density as depicted in Map Motion 2.

FOR: Foley, Schue, Barrow, Zaneis, Belflower

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Urban Low Density as depicted in Map Motion 3.

FOR: Foley, Schue, Barrow, Zaneis, Belflower

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted areas Urban Medium Density and Urban Low Density as depicted in Map Motion 4.

FOR: Foley, Schue, Barrow, Zaneis, Belflower

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Urban Medium Density as depicted in Map Motion 5.

FOR: Foley, Schue, Barrow, Zaneis, Belflower

BSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Cindy Barrow directing staff to change the Future Land Use Category of churches and religious institutions to that of the surrounding Future Land Use Category.

FOR: Foley, Schue, Barrow, Zaneis, Belflower
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Cindy Barrow to designate the highlighted area Urban Medium Density as depicted in Map Motion 6.

FOR: Foley, Schue, Barrow, Zaneis, Belflower
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Vicki Zaneis to designate the highlighted area Urban Medium Density as depicted in Map Motion 7.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Cindy Barrow to designate the highlighted area Urban Medium Density as depicted in Map Motion 8.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Peggy Belflower, **SECONDED** by Cindy Barrow to designate the highlighted area Urban Medium Density as depicted in Map Motion 9.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Vicki Zaneis to designate the highlighted area Urban Medium Density as depicted in Map Motion 10.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Urban Low Density as depicted in Map Motion 11.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Urban Medium Density as depicted in Map Motion 12.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Green Swamp Ridge as depicted in Map Motion 13.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Rural Transition Density as depicted in Map Motion 14.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Urban Medium Density.

MOTION amended by Keith Schue, SECONDED by Vicki Zaneis to include an additional area at Urban Medium Density so that area would be recorded as having been reviewed as depicted in Map Motion 15.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Peggy Belflower, SECONDED by Keith Schue to designate the highlighted areas Urban Low Density and Urban Medium Density as depicted in Map Motion 16.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Urban Low Density as depicted in Map Motion 17.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

The meeting reconvened at 2:00 p.m. after a short break.

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Urban Low Density as depicted in Map Motion 18.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Rural Transition Density as depicted in Map Motion 19.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Peggy Belflower, SECONDED by Vicki Zaneis to designate the highlighted area Wekiva River Protection Area Sending Area Two as depicted in Map Motion 20.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted areas Wekiva River Protection Area Sending Area 2 as depicted in Map Motion 21 and to designate as Conservation: the NW quarter of NW quarter of Section 1, Township 18S and Range 28E.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Rural Low Density as depicted in Map Motion 22.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Rural Low Density as depicted in Map Motion 23.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Rural Low Density as depicted in Map Motion 24.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Conservation as depicted in Map Motion 25.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Rural Low Density as depicted in Map Motion 26.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

The meeting reconvened at 3:15 p.m. after a short break.

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Wekiva River Protection Area Sending Area One as depicted in Map Motion 27.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Conservation as depicted in Map Motion 28.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Conservation as depicted in Map Motion 29.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

David Hansen, Environmental Lands Manager, Public Works described the boundaries of the conservation land located in Paisley, noting the adjacent location of a County fire station and cell tower.

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Rural Low Density as depicted in Map Motion 30.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

Chairman Foley noted that Map Motion 30 separates the conservation lands from the site of the fire station.

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Conservation as depicted in Map Motion 31.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Vicki Zaneis, SECONDED by Peggy Belflower to designate the highlighted area Conservation as depicted in Map Motion 32.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Rural Low Density as depicted in Map Motion 33.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Vicki Zaneis to designate the highlighted area Rural Low Density as depicted in Map Motion 34.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Vicki Zaneis to designate the highlighted area Rural Low Density as depicted in Map Motion 35.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Vicki Zaneis to designate the highlighted areas Rural Transition Density and Rural Medium Density as depicted in Map Motion 36.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Cindy Barrow to designate the highlighted area Public Service Facilities and Infrastructure as depicted in Map Motion 37.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Peggy Belflower to designate the highlighted area Mt. Plymouth-Sorrento Neighborhood as depicted in Map Motion 38.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Vicki Zaneis to designate the highlighted area Rural Transition Density as depicted in Map Motion 39.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham
AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, **SECONDED** by Peggy Belflower to designate the highlighted area Recreation as depicted in Map Motion 40.

FOR: Foley, Schue, Belflower, Barrow, Zaneis
ABSENT: Kelly, Carey, Benham

AGAINST: None
MOTION PASSED: 5-0

MOTION by Keith Schue, SECONDED by Cindy Barrow to designate the highlighted area Conservation as depicted in Map Motion 41.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

MOTION by Cindy Barrow, SECONDED by Keith Schue to designate the highlighted area Conservation as depicted in Map Motion 42.

FOR: Foley, Schue, Belflower, Barrow, Zaneis

ABSENT: Kelly, Carey, Benham

AGAINST: None

MOTION PASSED: 5-0

The Chair adjourned the meeting at 4:30 p.m.

Donna R. Bohrer
Public Hearing Coordinator

Keith Schue
Secretary



















