

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY**

MARCH 17, 2005

The Lake County Local Planning Agency met on Thursday, March 17, 2005 at 9:02 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:

Dan Matthys	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

Absent:

Becky Elswick	School Board Representative
David Jordan	District 1
Richard Dunkel	District 4

Staff Present:

Gregg Welstead, Deputy County Manager; Director, Growth Management Department
Sanford A. Minkoff, County Attorney
Amye King, AICP, Planning Manager, Comprehensive Planning Division
Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Alfredo Massa, Senior Planner, Comprehensive Planning Division
Amelyn Regis, Senior Planner, Comprehensive Planning Division
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 9:02 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.

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Minutes

MOTION by Michael Carey, SECONDED by Nadine Foley to approve the minutes from the January 14, 2005 meeting as presented.

FOR: Foley, Schue, Carey, Parks, Matthys

AGAINST: None

ABSENT: Dunkel, Jordan, Elswick

MOTION CARRIED: 5-0

MOTION by Michael Carey, SECONDED by Nadine Foley to approve the minutes from the January 20, 2005 meeting as amended.

FOR: Foley, Schue, Carey, Parks, Matthys

AGAINST: None

ABSENT: Dunkel, Jordan, Elswick

MOTION CARRIED: 5-0

Linking Water Supply and Land Use

Amye King introduced Peter Brown, Policy Analyst, with the St. Johns River Water Management District (SJRWMD). Mr. Brown said he would discuss the efforts of SJRWMD to improve the link between land and water planning. He said he would also discuss implementation of the Wekiva Parkway and Protection Act.

Improving the link between water and land planning is focused on three main areas; SJRWMD reviews Comprehensive Plan Amendments and Developments of Regional Impact (DRIs), they also review Water Supply Facility Work Plans and provide water resource data to local governments to assist with the writing of Comprehensive Plan Elements.

Mr. Brown explained the District has developed a “Potable Water Availability” worksheet that is utilized in the review of proposed Comprehensive Plan Amendments. That worksheet considers water availability, other related water resource issues and provides information about Conditional Use Permits (CUPs). It includes information on the allocation and demand of water, plus the use and the availability of infrastructure. SJRWMD also reviews comprehensive plan policies related to the proposed amendment. Mr. Brown said water use issues are related to elements such as the Conservation and Public Facilities Elements. A Water Supply Facilities Work Plan is not required of Lake County, because the County is not a utility provider. However, the County must assure DCA that the municipalities are meeting the utility needs of the County. SJRWMD also prepares a district wide water supply plan. Water reuse should be an important part of water supply plans.

Mr. Brown said Water Resource Development includes several items: the enhancement of aquifer recharge, wetlands protection, rapid infiltration basins, plus the development of cooperative efforts between local governments.

The District can supply water data including water supply and demand modeling, Geographic Information Services (GIS) mapping and model ordinances on several issues.

Mr. Brown said the Wekiva Parkway and Protection Act sets out specific responsibilities for SJRWMD. The Department of Community Affairs (DCA) has developed guidelines for Comprehensive Plan Amendments for the Local Planning Agency (LPA). Additional reports are available on the website for the East Central Florida Regional Planning Council (ECFRPC). The Department of Environmental Protection (DEP) has information on aquifer vulnerability. DEP has delineated three different protection zones with land use recommendations. He said that DEP had not recommended putting Rapid Infiltration Basins (RIBs) in the primary zones.

Keith Schue said that he had heard Orange County was considering doing just that in a primary zone in North-West Orange County. Mr. Brown said that SJRWMD supported RIBs as a way to ensure supply. Mr. Schue said if too much nutrient loading occurs close to the springs, it could have detrimental effects. Mr. Brown said he thought that there

might be an appropriate level of treatment that would make it work. Mr. Schue said that as long as there is a shortage of reuse water available, why would RIBs be necessary. Mr. Brown said not every area has enough reuse water to meet their needs. He said in certain instances it might be more efficient to recharge the aquifer. Mr. Brown said in some situations surface water might be used to supplement reuse water.

Mr. Schue said this area is close to being in a water crisis. He asked how alternate water supplies could be pursued in Lake County. Mr. Brown said the difficulty in Lake County is to take enough water out of the aquifer to meet the County's needs without an adverse impact on the function of natural systems, while maintaining minimum spring flows and water body levels. One option is reuse water; another is the reduction of per-capita water use. Mr. Brown said the SJRWMD's goal is 150 gallons per person per day. For example, residents in Harbor Hills are averaging 700 gallons per day. Mr. Schue asked if water use could be lowered through the Consumptive Use Permit (CUP) permitting process. Mr. Brown said Harbor Hills had withdrawn their most recent expansion request because of recommendations made during the review process. As a way to encourage the reduction of per capita water use SJRWMD requires that a Water Conservation Plan be submitted with all CUP requests. In addition, this is frequently followed by a Reuse Feasibility Study to reduce future consumption. Mr. Schue asked what would happen if those reduction expectations were not met. Mr. Brown said the compliance division of the water management district sets up graduated reduction levels; they do not wait until the end of the time frame.

Nadine Foley asked from what source water would come from for the RIBs in the Wekiva area. Mr. Brown said there is a Central Florida Aquifer Recharge Enhancement Program that involves Orange and Seminole County utilities. He agreed with Ms. Foley that having too much at one time, the storage capacity is not as readily available for reuse water as it is for potable water. In response to Ms. Foley, Mr. Brown said there is a public access standard to be met.

Michael Carey asked how larger population areas such as New York City are able to replenish their supply. Mr. Brown said there are several areas in the country with similar problems. He said many of these efforts are simply extending the matter of time before desalination has to be undertaken in Florida.

Mr. Schue explained that New York City has a protected and extensive watershed area in upstate New York.

Mr. Brown discussed some of the responsibilities of the SJRWMD in the implementation of the Wekiva legislation. The goal of this legislation is to have the post development conditions approximately equal to the pre-development conditions in the Wekiva basin. Land acquisition of spring shed is part of that plan. Some district rules are being revised including the reduction of CUP thresholds and the possibility of joint permitting with the DEP. In the future, concerns about minimum spring flows and spring levels will be addressed in the CUP permitting process. Pollutant reduction for the Wekiva River and coordination with DEP on the Total Maximum Daily Load (TMDL) program is also part

of this process.

Mr. Brown discussed the possibility of the legislature passing a “glitch” bill that would change some of the deadlines included in the original legislation.

Mr. Brown explained that the water district also has a grant program for stormwater management. He said that even though Lake County doesn’t have to prepare a water supply facilities work plan, the County has to supply a letter confirming that the utility providers are compliant with the requirement.

SJRWMD is also instructed to protect the most effective recharge and karst areas. They already have regulations covering most of that area. There was some discussion regarding differing recharge rates and the recharge gradient closer to the springs.

Mike Perry, Executive Director with the Lake County Water Authority (LCWA) said ground water would not meet the future demand for potable water. LCWA has been working with local municipalities to develop reuse water. He pointed out that Lake County functions as a recharge area for other users such as Orange County. Mr. Perry said that the LCWA has a great deal of expertise to contribute towards the resolution of some of these water issues.

Mr. Brown added some comments on the inter-connected relationships between water users. In response to a question from Mr. Schue, Mr. Brown said that the St. Johns River was the closest alternative water supply for Lake County. He said that effecting cooperative solutions on a regional basis is the best way to go.

Discussion of Data Inventory

Amye King explained that the materials provided were just data and inventory, not the analysis. She asked the LPA to review the materials and to let staff know if there is additional information that should be gathered. She explained the best way to communicate changes to staff and listed the authors of each.

Mr. Schue thanked the staff and Amelyn Regis for meeting with him on the Conservation Element.

Chairman Newman complimented staff on their excellent work.

Results of Final Community Planning Forum

Ms. King explained that these materials were the complete results of all of the forums.

There were several comments and compliments from the LPA regarding the quality of work product provided to them by staff. Ms. Foley added that she was impressed with the quality of the comments from the public.

Ms. King said that there also would be a compilation of the public input from the recent transportation input public meeting in Minneola. Mr. Schue asked if the LPA would have the opportunity to discuss comments made at that meeting. Ms. King said she would put that topic on a future agenda. Mr. Schue said although the meeting was advertised as a transportation meeting, it was really a meeting on growth management. Ms. King said that she would invite staff from Public Works to attend a LPA meeting. Ms. Foley said she had attended the same meeting and the public was very vocal about their concerns.

Ms. King said that Planning 2025 Horizons was going to be the theme of the county fair and additional public comments would be collected during that time.

Chairman Newman presented complimentary letters from DCA regarding the Comprehensive Plan process so far.

Sanford Minkoff said that notwithstanding the complimentary letter, that DCA had filed suit against the County. He said that some of those litigated issues may already be in the process of being resolved. Mr. Schue commented that the LPA recommended against a number of the land use changes being challenged. Mr. Minkoff said that the LPA had also recommended approval for some.

Ms. Foley commented that pending legislation in Tallahassee could have a profound effect on the Comprehensive Plan rewrite.

Ms. King explained that the County was entering into contract with three consultants for the purpose of assisting with peer review of elements and community survey. In response to a question from Mr. Schue, Ms. King explained how each consultant would be contributing.

Ms. King extended an invitation to the LPA members to attend the DCA Growth Management workshop in Tallahassee.

Chairman Newman acknowledged the valuable contribution that Dan Matthys had made to the LPA and repeated the regret that everyone felt that this was his last meeting.

The Chair adjourned the meeting at 10:33 a.m.

Donna R. Bohrer
Office Associate III

Keith Schue
Secretary