

**MINUTES  
LAKE COUNTY  
LOCAL PLANNING AGENCY**

**April 7, 2006**

The Lake County Local Planning Agency met on FRIDAY, April 7, 2006 at 4:00 p.m. at Venetian Gardens Community Center, Leesburg, Florida. The Lake County Local Planning Agency considers comprehensive planning issues including amendments to Lake County's Comprehensive Plan.

**Members Present:**

David Jordan	District 1
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:**

Ann Dupee	District 2
Richard Dunkel	District 4

**Staff Present:**

Kimberly Williams, Assistant County Attorney  
Amye King, AICP, Deputy Director, Growth Management Department  
Alfredo Massa, Senior Planner, Comprehensive Planning Division  
Shannon Suffron, Senior Planner, Comprehensive Planning Division  
Francis Franco, Senior GIS Analyst, Comprehensive Planning Division  
Thomas Wheeler, Planner, Comprehensive Planning Division  
John Maruniak, Transportation Planner/Engineer II, Public Works  
Bill Gearing, Community Enhancement Coordinator, Community Services  
Donna Bohrer, Office Associate III, Planning & Development Services Division

Barbara Newman, Chairman, called the meeting to order at 4:00 p.m. and said they did not yet have a quorum. She said there would be a 15-minute break to review the maps.

The Chairman reconvened the meeting at 4:22 p.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.

The Local Planning Agency (LPA) members introduced themselves.

Amye King, AICP, Deputy Director Growth Management, discussed the results of a recent preference survey from the myregion.org Regional Leadership Academy. She then showed the Planning Horizon Public Participation Tour III PowerPoint presentation to the audience.

Mr. Schue said not all of the policies of the comprehensive plan have been decided, he said today there would be geographic questions asked and he remained concerned about how decisions on land use are going to be made without having all of those policies decided. He thought that consensus had been reached on clustering, open space and net versus gross density. Without those agreements on those topics it is difficult to know exactly what the Future Land Use categories actually mean.

Sean Parks said he thought net versus gross issue had been settled. He discussed two issues he believed were unsettled first was modification of the DRI process and second was a plan for rural areas.

Ms. King said with the permission of the LPA, changes will be made to the presentation by removing the reference to net versus gross and adding the DRI process. (added after listening to tape on 5/11/06)

## **PUBLIC COMMENT**

John Shegas said his property had been rezoned years ago. He said when the current Comprehensive Plan was adopted his property rights had been adversely affected. Ms. King said when the current Future Land Uses had been adopted that the underlying zonings were not always taken into consideration and some landowners lost densities. Ms. King said staff is working to prevent that from happening this time.

John Faulstich said he was a Yalaha resident and wanted to support the effort to have Yalaha designated as a Historic Village. He thought that area should be protected because of its historic value. He was concerned about protecting the environment and the rural character of that area.

Kimberly Williams, Assistant County Attorney arrived.

David Wolgast, a Yalaha resident, said he wanted to support the designation of Yalaha as a Historic Village and to have their environment protected.

Merry Hadden, a Sunnyside area resident, said she would like to have green areas preserved to protect wildlife. She thought developments should have natural buffers. She complained about development sites that were cleared down to the bare ground and said that developers replant only a minimum number of trees.

In response to Robert Curry's question about which planning zones would be discussed at

each meeting, Ms. King said that all residents were welcome at any of the meetings.

Mr. Schue and Ms. King discussed the public lands in the Planning Zone 1 map. Mr. Schue presented a map of Lake County based on current Florida Natural Areas Inventory (FNAI) showing the areas in public ownership.

Rob Kelly thanked the LPA for including the Rural Lands Area Map in these meetings and said he would like that plan to receive the same attention as that given to developments. He said that sufficient density is currently available to accommodate the 2025 projected population. He said rural areas should not just be considered as if they would become urban. He thought rural areas should be planned for in the same manner as urban areas. Mr. Carey said the demographic projections for 2025 might be exceeded. In response to comments from Mr. Jordan, Mr. Carey said the LPA should be focused on their task and deal with the big picture, not with specific parcels. Ms. King said that the staff recommended Future Land Use Map (FLUM) would be available at the May workshop and that would be the time to consider citizen input that the LPA has received. Barbara Newman agreed that decisions should not be made until after these public meetings.

Jim Miller said he chaired the 1993 Comprehensive Plan committee. He said they had proposed wildlife corridors and other environmental initiatives, however, much of that work disappeared when the Plan went before the Board of County Commissioners (BCC). He appreciated the challenges faced by the LPA and said even adjacent landowners can have serious differences of opinion when it comes to planning.

Ms. Foley said there was improved cooperation between the County and the cities as evidenced in the Joint Planning Area (JPA) process and agreements. Mr. Schue discussed the municipal recommendations and the lack of an adopted JPA with Leesburg. Ms. King said it was important to work with Leesburg even without a JPA because they are a utility provider. There was discussion about densities within the JPA. Mr. Schue thought the LPA should be involved in the process to determine densities. There was also discussion regarding the LPA receiving information on Developments of Regional Impact (DRIs) much earlier than they have been. Mr. Schue commented that pending DRIs would affect the population allocation for the County.

Linda Bystrake was concerned about development being allowed in flood plains. She asked if that would be allowed to continue because taxpayers end up paying for things such as pumping floodwaters. Ms. King said the current County regulations allow for mitigation and she offered to put floodplain discussion on the agenda. Mr. Schue thought the flexibility in the new Land Uses and the emphasis on clustering will help protect wetlands and floodplains.

Rhonda Skavroneck said she lived on Microtrack Road, which is a rural road. She said construction trucks and construction workers for the Villages are now using the road. She added that now with commercial uses on both ends, she doesn't see how agriculture can continue to survive on that road.

Gregg Welstead, Deputy County Manager, said that County staff works closely with the cities on a daily basis even where there is not a formal agreement between them. He said cooperation and communication between government entities was the purpose of the JPAs. He said with larger projects and with DRIs, that the regional impacts should be considered. Mr. Schue thought that a JPA was in reality a “joint plan” and a five-year annexation plan. He was concerned that without a JPA with Leesburg the County could be missing important information.

Ms. King said County staff and Leesburg’s staff have identified appropriate land uses within the potential annexation area. She said those land uses will be incorporated into the FLUM and into the Comprehensive Plan policies.

Laura McElhanon said the JPA process ended because some developments in that area did not want to be included the JPA. She agreed that communication between the staffs was very good.

Chairman Newman said the LPA was subject to the “Sunshine Law” and that all of their meetings are open to the public.

Ms. King summarized the comments received from the public.

The Chair adjourned the meeting at 6:00 p.m.

---

Donna R. Bohrer  
Office Associate III

---

Keith Schue  
Secretary