The Lake County Local Planning Agency met on THURSDAY, April 13, 2006 at 4:00 p.m. at The Clermont City Hall, 685 W. Montrose St., Clermont, 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
- 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:**
- Richard Dunkel, District 4

**Staff Present:**
- Gregg Welstead, Deputy County Manager; Interim Director, Growth Management Department
- Sanford A. Minkoff, County Attorney
- Amye King, AICP, Deputy Director, Growth Management Department
- Francis Franco, Senior GIS Analyst, Comprehensive Planning Division
- Thomas Wheeler, Planner, Comprehensive Planning Division
- Donna Bohrer, Office Associate III, Planning & Development Services Division

Barbara Newman, Chairman, called the meeting to order at 4:00 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 meeting commenced with the same format as the earlier meetings in the Public Participation Tour III Series and the LPA proceeded to take public comments.

PUBLIC COMMENT

Chris Belflower said that a review and statistical analysis of the current Future Land Use Map (FLUM) revealed that the County could accommodate more than the population that is projected. He said that an increase in densities is not needed. He said it was important to preserve land because once they are developed they can not be reclaimed.

Glen Burns said there are several different plans for the Montverde area such as the Blue Mountain Scenic Highway. He would like to have those plans be shown on the FLUM.

Bill Turnbull felt strongly that politicians are greedy and that the future of Lake County will be similar to Los Angeles. He said that growth makes us more dependent on nations that are hostile to the United States.

Joyce Abney said that she lives southeast of the proposed Karlton Village. She said that land receives water from the Green Swamp and she is afraid their property would be swamped by runoff caused by Karlton Village.

George Smallwood said he was in favor of a rural area plan. He said people are tired of urban sprawl and rapid growth. He thought that developers and land use attorneys would be the only ones that could be hurt by the rural area plan. Mr. Smallwood was concerned about water issues and fears that water will become very expensive. He said that education in Lake County is poor. And he disagreed that the rural area plan would “bankrupt the County”, because developed land costs more in services than it generates in taxes.

Lorraine Frankenfield, said she, also, supported a rural area plan. She said she is a retired teacher that has been a substitute teacher in the Lake County school system. She pointed to the serious teacher shortage, stating that “non-certified” people are teaching in Lake County and that teachers need to be paid more money. She believes that our children deserve a good education. She recommended reading “Losing it all to Sprawl” by Bill Belville.

David Rudolph thought more meetings should be held when people are not at work and are able to attend. He was concerned about transportation issues and said the roads are a mess. He found the maps difficult to read.

Jim Purvis, Kings Ridge resident, said people are upset about a ‘city popping up’ close to their development. He thought this had happened ‘so quickly ‘ and that residents are the last to know. He said the DRI system that is currently in place is not working because citizens are “not in the loop”.

2
John Higgins also stated that he was opposed to Karlton Village. He was concerned about water issues. He advocated landscaping that required less water and thought sprinklers should not be allowed, only drip irrigation.

Mark Wells referred to a comment from Commissioner Cadwell about frozen out groves and that once you start to dance with the bear of growth, you have to dance with it until it doesn’t want to dance anymore. Mr. Wells thought Lake County was being mauled by the bear. He pointed to the cumulative affects of growth on hospitals and roads.

Mark Lesser thought the Clermont Council members were surprised by the Karlton Village presentation. He said the residents and the city councils need to be better informed. He thought the cities were treated with distain and they should have final say. He suggested that Karlton Village be incorporated as a city, so they would be responsible for supporting themselves. He thought assurance bonds should be required to cover unanticipated impacts of development.

Emile Audet, a Kings Ridge resident, thought this meeting was a fraud and that the commissioners were only interested in the increased tax revenue from Karlton Village. She said there were several important issues with the Karlton Village proposal, such as water, urban sprawl, roads and schools.

Len Hamel, a Kings Ridge resident, thought the Karlton development should be done in phases. He said problems come up during development and suggested it would be better to take this development in small phases.

Nancy Fullerton, a resident of Clermont, said she agreed with George Smallwood’s comments. She thought there is lack of communication between governments, however she has confidence that the LPA can make the system work better.

Suzan Hillebrandt said transition zones are needed to protect rural areas and the rural lifestyle. She thought the rural area plan should be considered. She referred to the economic benefits of the equestrian community, in support of that statement referenced statewide statistics.

Elaine Renick said she was sure that the developer of Karlton Village had met the DRI requirements and that obviously those requirements need to be changed. Clermont and the local residents did not know about the DRI early enough. She believed that protection of the environment and protection of rural areas are not necessarily the same issues.

Ed Mitchell said the “Friends of Ferndale” want to protect their rural area and they are seeking a historic village designation for their community. He did not want to have route 455 widen.
John Harris, a Green Swamp resident, was concerned about Groveland annexing into the Green Swamp. He thought without a rural plan that the rural areas would disappear and without those rural areas the local wildlife will disappear as well.

Richard Gonzalez, Pineloch Management, said Lake County had developed differently than he thought it would. He discussed some of their developments in the area stating that industrial uses would be on the Tarmac land. He said the Hartwood Marsh area map was not totally accurate. He said they have dedicated a considerable amount of land for trails and he would like to see that included on the map.

Cindy Barrow, Voters Organization Interested in Children’s Education (VOICE), said next year South Lake Schools will be on an average at 157% of capacity. She thought the DRI process should be changed and that boards should be set up to review them. She stated that there has been no public input on school concurrency.

Rob Kelly, Citizens Coalition of Lake County, thought Karlton Village had become a distraction at this meeting. He said people really just want less development. He said the rural areas plan he had presented had the support of several citizens groups that comprise about 2000 people. He said that the current FLUM could accommodate a 100% increase in the population projections.

Susan Reddell said she moved to historic downtown Clermont because of the small town atmosphere. She explained that when she returned after an absence from the area she was disorientated because of all the changes in Clermont. She said she was not angry just very, very sad.

Scott Boyd said he was a 5th generation citrus grower and has done some development. He emphasized his cooperation with local governments in both counties. He said they were working on school issues.

Robert Knupp, a Kings Ridge resident, advocated controlled growth. He thought impact fees should be negotiated and not set. He didn’t believe that government owed developers a profit. He thought developing land was no different from stock market speculation. He believed that a developer’s investment should not adversely affect the investment of adjacent property owners.

Ms. King summarized the meeting comments.

**LPA COMMENTS**

Sean Parks said he would like to have a rural area plan in Lake County to protect rural areas. He said he supported smart growth policies, which would direct higher densities to those areas closest to the cities. He agreed that the DRI process is flawed and that more of an effort should be made to get input from the public.
Barbara Newman said that citizens should know what is going in next door to their homes.

Mr. Parks suggested a “non-decision workshop” on future DRIs should be held within 30 days after the Regional Planning Council has given their approval to move forward.

Michael Carey said it would be important to have a strong political will and he acknowledged that many issues are beyond their control. He thought that schools should be funded by the state. He appreciated the good input they had received at this meeting.

Nadine Foley thanked the participants for their interest in their community. She did note that the proposed Karlton Village site is not located within Clermont’s Joint Planning Area (JPA). She explained that the Board of County Commissioners (BCC) will make the final decision and said the public can make their comments at that hearing. She briefly discussed the importance of well designed developments that could protect wildlife corridors.

Keith Schue also thought that there should be more opportunities for public input during the DRI process. He said the meeting venue should be close to the proposed development site and consideration should be given to compatibility between the DRI and the vision for that particular area. He emphasized that the LPA should be involved when staff is.

David Jordan said he agreed with Mr. Parks with regards to the DRI process and said lots of people had been “left out of the loop”. He said that after listening to the comments made this evening that he would push harder for the rural area plan. He thanked the public for most of their comments.

Becky Elswick said she had received reassurances that Karlton Village will have to meet concurrency before it can go forward. She said without concurrency growth will stop. She said that the teacher shortage is very real and commented that teachers need to have affordable homes to live in.

Ms. King confirmed that it was her understanding that the proposed DRI workshops would include the LPA and all the parties involved in the DRI.

The Chair adjourned the meeting at 6:32 p.m.

_______________________________  ____________________________
Donna R. Bohrer     Keith Schue
Office Associate III     Secretary