MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY

MAY 18, 2006

The Lake County Local Planning Agency met on THURSDAY, MAY 18, 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:

David Jordan	District 1
Ann Dupee	District 2
Michael F. Carey	District 3
Richard Dunkel	District 4
Nadine Foley, Vice-Chairman	District 5
Keith Schue, Secretary	At-Large Representative
Barbara Newman, Chairman	At-Large Representative
Becky Elswick	School Board Representative

Members Absent:

Sean Parks	At-Large Representative

Staff Present:

Melanie Marsh, Assistant County Attorney
Amye King, AICP, Deputy Director, Growth Management Department
Alfredo Massa, Senior Planner, Comprehensive Planning Division
Walter Wood, Senior Hydrogeologist, Environmental Services
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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City of Groveland Joint Planning Agreement (JPA)

Amye King, Deputy Director, Growth Management, said this JPA included the language suggested by the LPA. She described the boundaries of the JPA map and noted that the land uses had not been updated.

Teresa Greenham, Planning Director, City of Groveland, said paragraph 4 on page 9 addressed the concerns raised by the LPA regarding policy on the Green Swamp. This paragraph states that density in the Green Swamp will have a cap of one dwelling unit per five acres. This paragraph also states the timeliness requirement will be discontinued by the County.

In response to questions from Keith Schue, Ms. Greenham explained the exception shown on Map I-9 Site Not Subject to Policy 1.3.7 are parcels with vested rights.

MOTION by Michael Carey, SECONDED by Richard Dunkel to approve the City of Groveland Join Planning Agreement (JPA) as presented.

FOR:	**Newman, Foley, Schue, Carey, Dunkel, Dupee, Jordan, Elswick**
ABSENT:	**Parks**
MOTION PASSED:	**8-0**
AGAINST:	**None**

Transmittal of Wekiva Goals, Objectives ad Policies to the Board of County Commissioners (BCC)

Ms. King said Mark Reggintin, Planning Director, City of Mt. Dora, was present to assist in the discussion of this ordinance.

The comments of the County Attorney's Office were discussed first. There was consensus by the LPA on the following:

- Delete paragraph 6 on page 5.
- Delete the reference to C.A.R.L. on page 26 and the last sentence in paragraph "C."
- To replace "exhibit X" and 'figure Y" with the correct reference.
- In Policy titled "Under Wekiva Transitional District" (1) replace the sentence beginning with "non residential uses shall be consistent with the Rural High Density" with "nonresidential uses shall protect a minimum of 35% of the net area as open space."
- Strike references to new comprehensive plan and insert appropriate language.
- Under "Wekiva Traditional Rural District" strike Rural Medium Density (RMD) and replace with "nonresidential uses shall protect a minimum of 35% of the net area as open space."
- Municipal Joint planning areas and Mt. Plymouth-Sorrento, strike the reference to Historic Village Overlay District because it is not included in the current plan. Ms. King said the Mt. Plymouth-Sorrento area is described by the legal description in the ordinance, there was a consensus to discuss this later.
- In Objective 1-27.1, "Wekiva-Ocala Corridor" refers to figure "Y" and staff requested the ability to appropriately label this if it is to be included.
- In Policy 1-27.1, strike the reference "Rural Future Land Use Series" Rural Low Density pulled for discussion.
- Policy 1-27.2, strike references to "Rural Low Density" because this land use does not currently exist. Pulled for discussion.
- In Policy 6E-1B.8 strike reference to "Policy NAT 1.3-5."

Melanie Marsh, Assistant County Attorney, said it was their recommendation to remove references to the new policies until the new Comprehensive Plan is adopted. She said it was not possible to reference something which does not exist and when the new plan is adopted those references will be put back in. She suggested a reference such as "in addition to other regulations adopted in the Comprehensive Plan." Mr. Schue suggested referencing the Comprehensive Plan.

Ms. King showed the maps that are referenced by exhibit "X" and "Y." She said the boundaries of the Wekiva Study Area (WSA) map would be correct when it was transmitted to DCA.

Mr. Schue provided a handout titled "Required Comprehensive Plan Amendments" from the Department of Community Affairs (DCA) listing items they would be looking for in

the Comprehensive Plan Amendments. He provided a set of additional policies that he was submitting for consideration.

The first Policy to be discussed was Inappropriate Land Use Activities. Ms. Foley said those issues were addressed later, although she had no objection to including the policy. Mr. Carey was concerned that the word "new" could allow those uses to be put in place if those land uses were currently in the WSA. Mr. Schue said this referred to activities not land uses.

Ms. King said staff thought some terms such as "limited" were "cryptic" and the policy was open to interpretation. She said it is probably a "harmless policy." Mr. Carey was concerned over the number of redundancies in the Comprehensive Plan and these polices. He thought only policies that have meaning should be included in the Plan. Mr. Carey thought it should not be included unless it was necessary. Mr. Jordan said the policy was qualitative, not quantitative and said repeating policy can help to set a theme. Mr. Schue said some of the listed uses are not directly referenced elsewhere. Mr. Jordan suggested finding a way to address those land uses and to guide the Land Development Regulations (LDRs). Ms. King said the word "limit" meant that those uses are allowable and said staff couldn't evaluate this policy as written for the Evaluation and Appraisal Report (EAR). Staff's suggestion was to keep the intent and to provide guidance for the LDRs. Staff does not support this policy as it is written. There was agreement to review language during the break.

Mr. Schue said the language in the Land Use Setbacks was taken directly from the recommendations of DCA. There was consensus by the LPA to include Policy 1.26.X Land Use Setbacks with Ms. King's suggestion to remove the 'chart' because it is redundant.

Mr. Schue thought it appropriate to include Policy 1.26.11, Golf Courses even though it is similar to policy in the Conservation Element. Mr. Carey said it was redundant. Ms. King said it was currently in LDRs and that the publication titled "Protecting Florida's Springs Manual" is included in the Data Inventory and Analysis (DIA). Mr. Schue thought this was an important reference and said it was a DCA recommendation. Ms. King said staff had no objection. Mr. Jordan and Mr. Schue thought there was value to have some policies duplicated in the Wekiva Ordinance. Ms. Foley said that including policies from other parts of the Plan would consolidate all the Wekiva policies in one place. Mr. Dunkel was concerned that referencing a specific publication could prohibit the use or adoption of new technologies or practices. Ms. Marsh explained it was the recommendation of the County Attorney's Office to reference a date, otherwise if that document was amended it would have the effect of changing the Comprehensive Plan. She added that they would like to amend the other reference as well as this one. Mr. Carey said he wouldn't belabor the redundancy issue but said he hoped staff would edit and remove the duplicate references as appropriate. Ms. Newman agreed with Mr. Carey's comments.

Ms. King commented that this ordinance amends the current plan and said staff would remove the redundancies from the new Comprehensive Plan. Mr. Jordan didn't think staff should be editing policies without the LPA reviewing those edits.

In response to a question from Ms. Marsh, Chairman Newman confirmed that there had been a consensus to include the golf course policy.

Walter Wood, Senior Hydrogeologist, Environmental Services, thought there were several problems with Policy 1.26.X Land Use Setbacks. He said that mining is currently prohibited in the Wekiva. He was concerned about the definition of cave systems and said the location of the cave systems in the County has not been mapped. He said this policy tries to base a land use prohibition on something that is "not defined and unknown." Mr. Schue agreed that the first policy may not be totally applicable to Lake County, but he didn't see a problem with including it, in case such a system is discovered. Mr. Wood was concerned if a cave system was located underneath an existing land use. Mr. Schue suggested including the following "new land use activities." Ms. King said Policy 7-4A.7.4 addressed these same issues. Mr. Schue said that policy did not include everything that had been recommended by DCA. Mr. Wood said there was no evidence of cave systems, similar to those in the Florida Panhandle, being located in Lake County. There was discussion on the importance of accurate definitions.

Ms. King summarized that Mr. Schue was suggesting that the setbacks in Policy 1.26.X Land Use Setbacks would apply to development, however, other uses such as mining and landfills should be set back even further. She said staff could write language that would eliminate this conflict in policy, or staff would not recommend including this because it is redundant.

Chairman Newman said this was a transmittal hearing and yet material was being provided today that would require revisions and she thought the expertise of staff should be relied upon. Ms. Foley agreed with the Chairman and was concerned if the recent DCA requirements were not included that the ordinance might be found insufficient. Mr. Carey said he also agreed with the Chair and said they are repeatedly reviewing the same issues. He said he was satisfied with the ordinance as it was. Mr. Schue thought the best possible product should be sent to DCA and the County should not "see what we can get away with." He said his suggestions were based on the DCA recommendations.

In response to comments from Mr. Dunkel, Ms. King explained an ordinance has to be adopted by the BCC before it is in effect, which is after DCA reviews it. She said the proposed golf course policy is already included in Policy 7-4A.8. Staff remains concerned regarding the definition of terms brought up by Mr. Wood. Mr. Jordan recognized Mr. Schue's expertise and said everyone needed to help one another. Mr. Carey did not believe anyone intended to send anything to DCA to see what we can get away with. Chairman Newman said she admired Mr. Schue's dedication but added that the LPA wants to send only the best possible documents to DCA.

PUBLIC COMMENT

Jeanne Etter identified herself as a member of the Mt. Plymouth-Sorrento Planning Advisory Committee (MPSPAC) but said she was speaking as a resident. She was very concerned regarding the recommendation of the County Attorney's Office to exclude the policies of the MPSPAC, because they 'don't exist.' She believed those policies should be included in this ordinance.

Scott Taylor said he is also a member of the MPSPAC and he wanted to endorse Ms. Etter's comments.

Susan Brooks, a resident of the Mt. Plymouth-Sorrento area, agreed that it was important to include the recommendations of the MPSPAC in this ordinance.

Cecelia Bonifay, Attorney, Akerman-Senterfitt, said she endorsed the recommendations of staff and said this ordinance exceeds the Wekiva Parkway and Protection Act. She commented that it was important to "listen to the science."

In response to several questions from Peggy Belflower, Ms. King explained that exhibit "X" was a map prepared by Mr. Schue, the ordinance was available Friday, the consultants are preparing a definition for one unit per ten acres and said the LPA will be reviewing the draft of the Comprehensive Plan on Monday.

Leslie Garvis was concerned that the MPSPAC recommendations have not been included in this ordinance.

Ms. Foley emphasized that this transmittal hearing was to amend the current Comprehensive Plan, to bring it into compliance with the Wekiva Parkway and Protection Act. She said the policy recommendations of the MPSPAC would be included in the new Comprehensive Plan.

Mr. Schue suggested adding "management and monitoring practices" to Policy 7-4A.8 regarding golf courses. Mr. Dunkel was concerned about redundancies and said conflicting policies could create a legal loophole.

Chairman Newman asked for the recommendation of staff on the three proposed policies. Ms. King said staff objected to the first two policies 1.26.2 and 1.26.10 but had no objection to the third, which was 1.26.11 with the revision.

MOTION by Michael Carey, SECONDED by Ann Dupee to not support policies identified as "Insert policy following 1.26.2" and "Insert policy following 1.26.10" but to include policy identified as "Insert policy following 1.26.11" with the addition of "management and monitoring practices" in the transmittal for the Wekiva Goals, Objectives and Policies (GOPs).

The motion and second were amended as follows: to not include 1.26.11, but add to Policy 7-4A.8 to include "and monitoring practices within springsheds" after "management."

Mr. Schue said it was his preference to have a vote on the golf course policy separately from the other two policies.

The motion and second were withdrawn.

MOTION by David Jordan, SECONDED by Richard Dunkel to amend Policy 7-4A.8, Golf Courses within Springsheds to state "The County shall require that all golf course siting, design, construction and management and monitoring practices within springsheds, including the Wekiva Study Area implement golf course practices described in the "Protecting Florida Springs Manual and Land Use Planning Strategies and Best Management Practices."

Ms. Foley said "November 2002" should be included because it was recommended by the County Attorney.

FOR:	**Newman, Foley, Schue, Carey, Dunkel, Dupee, Jordan, Elswick**
ABSENT:	**Parks**
MOTION PASSED:	**8-0**
AGAINST:	**None**

There was a five-minute break.

Ms. King repeated the concerns of staff regarding these new policies and said some terms had not been defined. In regards to Policy 1.26.X Inappropriate Land Use Activities, she suggested that these policies not be transmitted at this time because of the lack of definitions. The word "limit" implies that the particular land use is 'allowed' and doesn't allow for measurability. She suggested that this be an "objective" not a "policy."

Mr. Schue suggested that time be allowed for staff to compile the necessary definitions so a complete packet can be transmitted.

Ms. King said staff recommended transmitting the Ordinance and read from the Goals, Objectives and Policies (GOPs) from Wekiva Model GOPs, dated 4-14-06.

MOTION BY Michael Carey, SECONDED BY Richard Dunkel not to transmit policies identified as "Insert policy following 1.26.2" and "Insert policy following 1.26.10" to the Department of Community Affairs.

Mr. Schue said he would like to include the material just read by Ms. King.

There was discussion that these policies are to update the current Comprehensive Plan so it is in compliance with the Wekiva Parkway and Protection Act.

FOR:	**Newman, Foley, Carey, Dupee, Jordan, Elswick**
ABSENT:	**Parks**
MOTION PASSED:	**6-2**
AGAINST:	**Schue, Jordan**

Mr. Schue explained the list of definitions he had submitted had been suggested by DCA. Staff requested this discussion be continued to retrieve information from the fifth floor.

Mr. Schue addressed his suggested replacement Policies, 6A-6.2, Enhanced On site Wastewater Treatment and 6A-6.3 though 6A-6.7 Onsite Sewage Disposal Maintenance. Mr. Schue explained the purpose of his proposed changes. Ms. King was concerned that the County could be requiring enhanced systems without sufficient science to support that requirement. Ms. Marsh said if the policy was going to read "as appropriate," then to be consistent it should say "may adopt."

Ms. King read the policy from the ordinance and said the proposed policy is stricter and removes the incentive. Mr. Dunkel and Ms. Dupee thought that DCA would review the use of the term "may." Ms. King suggested "The County will evaluate various systems to maximize nutrient removal and to provide appropriate, cost effective solutions for new and retrofitted onsite systems. The County *will adopt standards as appropriate based off of these studies* within the WSA….." Staff agreed with Mr. Schue's suggestion of the following: "The County will cooperate with the Department of Health (DOH) and other agencies to evaluate."

MOTION by David Jordan, SECONDED by Michael Carey to adopt Ms. King's suggestion "The County cooperate with the Department of Health and other agencies to evaluate various systems to maximize nutrient removal and to provide appropriate, cost effective solutions for new and retrofitted onsite systems. The County will adopt standards as appropriate based off of these studies within the WSA….."

FOR:	**Newman, Foley, Schue, Carey, Dunkel, Dupee, Jordan, Elswick**
ABSENT:	**Parks**
MOTION PASSED:	**8-0**
AGAINST:	**None**

Mr. Schue said his proposed policy to replace policies 6A-6.3 through 6A-6.7 would eliminate some redundancies and make some corrections. After some discussion it was decided to use the phrase "The County will cooperate." Mr. Dunkel pointed out that the date of 2008 had been eliminated. Ms. King explained that staff did not want to create a requirement for the County that is completely contingent on the DOH.

MOTION by David Jordan, SECONDED by Michael Carey to include in the transmittal Policy 6A-6.3, with the change in wording to "The County will cooperate with" and not including any specific date. This policy replaces 6A-6.3 through 6.A-6.7.

FOR:	**Newman, Foley, Schue, Carey, Dunkel, Dupee, Jordan, Elswick**
ABSENT:	**Parks**
MOTION PASSED:	**8-0**
AGAINST:	**None**

Ms. Foley said she wanted to address the issues raised by the residents of the Mt. Plymouth-Sorrento area. Ms. King said this transmittal is only to comply with the Wekiva River Parkway and Protection Act and it will amend the current Comprehensive Plan. Ms. King suggested including a policy stating that the Open Space standards will apply throughout the WSA with the exception of the Main Street District in the Mt. Plymouth-Sorrento planning area. She added that the MPSPAC policies are being included in the draft of the new Comprehensive Plan.

Attorney Leslie Campione said the concerns raised in her letter have been satisfied by Ms. King's explanation.

Mr. Schue referred to the Municipal Joint Planning Areas and Mt. Plymouth-Sorrento under Policy 1.26.2, and he suggested a finite definition of the Urban Core to address the open space issue. He suggested including the following: "Within the Historic Village the Main Street District not exceed a certain size (1.5 square miles) shall be defined, which shall be considered the Urban Core of the Mt. Plymouth-Sorrento Community, most appropriate for infill, provided for a mix of uses….outside of the Main Street District new residential urban development shall be required to protect at least 50% of the net area of the site as Open Space," and "Non-residential development shall be required to protect a minimum of 35% of the net site as Open Space."

Staff had two objections. The first was there is no adopted "Historic Village" designation at this time, Ms. King suggested within "the Mt. Plymouth-Sorrento Urban Compact Node Non-Wekiva". Staff's second suggestion was to include "a Main Street District parallel to SR 46" so there is not a perception that the Main Street District includes the entire compact node.

MOTION by David Jordan, SECONDED by Nadine Foley to amend Policy 1.26.2 to read "Within the Mt. Plymouth-Sorrento Urban Compact Node Non-Wekiva the Main Street District not to exceed a certain size (1.5 square miles) shall be defined, which shall be considered the Urban Core of the Mt. Plymouth-Sorrento Community, most appropriate for infill, provided for a mix of uses…. outside of the Main Street District new residential urban development shall be required to protect at least 50% of the net area of the site as Open Space," and "Non-residential development shall be required to protect a minimum of 35% of the net site as Open

Space." And to add "Non-residential development shall be required to protect a minimum of 35% of the net site as Open Space."

FOR:	**Newman, Foley, Schue, Carey, Dunkel, Dupee, Jordan, Elswick**
ABSENT:	**Parks**
MOTION PASSED:	**8-0**
AGAINST:	**None**

There was extensive discussion on the second paragraph, Receiving Area Number Two, under Policy 1-20.4. Mr. Schue explained that the MPSPAC has recommended densities other than five and one-half dwelling units per one net acre. Staff supported leaving this policy as it reads now. Ms. King added that the revisions recommended by Mr. Schue would change the Future Land Use and that change had not been advertised.

MOTION by Michael Carey, SECONDED BY Ann Dupee to accept the recommendation of staff and to leave this policy as it currently is.

Ms. Marsh agreed with Ms. King and said a change in land use densities had not been advertised, therefore it couldn't be addressed at this meeting.

Mr. Schue didn't agree with sending this policy and then shortly thereafter sending different policies in the new plan and said the FLUM would stand on its own without this policy.

Becky Elswick called the question, seconded by Michael Carey, and there was a majority vote to call the question.

Vote on the motion to accept the recommendation of staff

FOR:	**Newman, Foley, Carey, Dunkel, Dupee, Elswick**
ABSENT:	**Parks**
AGAINST:	**Schue, Jordan**
MOTION PASSED:	**6-2**

Mr. Jordan and Ms. King discussed that this policy is unchanged from the current Comprehensive Plan. Mr. Schue remained concerned about two separate transmittals to DCA for the Wekiva area. Ms. King suggested "may be developed to a density 5.5 per acre, shall utilize the LDRs, adopted pursuant to this ordinance so the intent of this understanding that this area is in the WSA. Her second suggestion was to add a statement that the 5:5 density is being currently reviewed by the MPSPAC.

There was a consensus of the LPA on that suggestion.

Public Comment

Cecelia Bonifay, Akerman & Senterfitt, presented a notice of appearance on behalf of her numerous clients. She stated her concern that there was not data and analysis to support the addition of the Wekiva-Ocala Corridor to the Wekiva Study Area and the Wekiva

River Protection Area. She said the government commissions for the Wekiva area have not included this areas. She recommended not transmitting policy for which there is no data and analysis.

Mr. Jordan stressed the need to be sure that any plan to protect this area should be adequately supported by data. Mr. Schue said the scientific community recognizes the significance of the Wekiva-Ocala Ecosystem. He thought it was important to acknowledge the importance to maintain the connectivity of this corridor.

There was an hour lunch break at 12:15 p.m.

Mr. Wood discussed the list of definitions and the research involved in these definitions. He suggested that staff review the definitions to be sure they are used consistently. Mr. Schue and Mr. Woods discussed definitions and those to be added to the list. Ms. King suggested that the two lists be combined. Mr. Wood said he was not sure how to scientifically define "direct connection to aquifer." He explained that these definitions are professionally accepted. They agreed to define "direct connection to aquifer" in the LDRs.

There was agreement in Policy 1-27.1 to edit lines 5 and 41 to remove references to future land uses that are not yet adopted by using the phrase "rural future land use."

Ms. Foley said on page 29, line 33 should show the corrected title "Natural Resource Conservation Service."

Mr. Schue explained the background to his proposed Objective 6C-5 and he said this would make these policies consistent with those for the new Comprehensive Plan.

Ms. Foley said they had previously removed references to the new Comprehensive Plan and now new information is being added to be consistent with that plan. Mr. Schue said that the issue was to have a document that was current and internally consistent. Chairman Newman commented on the frustration of being presented with this volume of last minute changes that have been presented at this meeting. Mr. Schue said the changes had been presented to staff some time ago.

Ms. Marsh said it was their policy not to make any changes to an ordinance after it has been advertised to avoid confusion caused by multiple versions of the same ordinance. She acknowledged receiving a copy of these changes, however it was after the ordinance had been advertised. Ms. Marsh said revisions could be made at this meeting.

Ms. King said these suggestions do not dramatically change the ordinance. Mr. Carey suggested accepting what staff had provided and Chairman Newman agreed.

MOTION by Michael Carey, SECONDED by Richard Dunkel to accept the policies as presented by staff.

FOR: **Newman, Foley, Carey, Dunkel, Dupee, Elswick**
ABSENT: **Parks**
MOTION PASSED: **6-2**
AGAINST: **Schue, Jordan**

There was general agreement with Mr. Dunkel's suggestion that it be the policy of the LPA that all comments shall be sent through Ms. King.

There was consensus with the following changes:

- Policy 1-20.1 use of "Wekiva/Ocala Area" after "Definitions Applicable…" and to strike the legislative reference.
- Line 38 delete after "phrases."
- Line 41 change "Wekiva River Protection Area" to "Wekiva/Ocala Area" and strike the remainder.
- On page 17 change numbers to bullets.
- On page 27 line 15, strike "A."
- In Policy 1-20.13 change commercial percentage to 35.
- Policy 1-21.3 strike the numerical reference to legislation.
- Policy 1-22.2 is to be deleted.
- Policy 1-23.2 is to be deleted.
- Policy 1-24.2 is to be deleted.
- Policy 1-25.1 is to be deleted.
- Policy 1-26.1 change to "An analysis of soils *by a qualified professional* to determine the location of the Most Effective Recharge Areas" and to include that definition as presented by staff. And in the second paragraph change "protective clay layers" to "bedrock or other confining layer."
- Policy 1-26.7 strike the word "subdivision." Add a bulleted item referencing the Florida Yards and Neighborhoods Program.
- Policy 1-26.10 add "measured from the drainage divide" in the chart regarding sinkholes and other karst features, after 200 feet. (there was discussion on the interpretation). Change first line of last paragraph to "If an *existing* lot of record *as of the effective date* is too small…."
- Policy 7-2.2B Add January 1, 2008 as an effective date.
- Policy 7-2.2C There was discussion on several language changes to this policy. Change to "*licensed* geologist." This policy to be reviewed later.
- Policy 7-4A.5 Correct duplication and insert original wording.
- Policy 7-4A.5.1 Add "regional" to list of agencies.
- Policy 7-4A.5.2 Add reference to "Protecting Florida Springs Manual…."
- Policy 7-4A.7.2 Add to the title "Within Springsheds."
- Policy 7-4A.8 Language to be changed regarding compliance as recommended by Ms. Marsh. Add "and practices" after "management."
- Policy 7-4A.9 Delete language that is "struck through."
- Policy 7-6.11 Correct "wildlife" to "wildfire" in item 5.
- Policy 7-17.4 Mr. Schue suggested removing the first sentence, however there was a consensus by a majority of the LPA to retain it.

- Goal 6E: Aquifer Recharge to not transmit this Goal but to include a reference to the new Comprehensive Plan to be transmitted to DCA in the near future.
- Policy 6A-5.2 Delete the last sentence and substitute "require" for "ensure" and "advanced" for "enhanced" in the first.
- Policy 6A-6.1 Delete.
- Policy 6A-6.8 Replace "sludge" with "septage."

The LPA returned to reconsider Policy 7-2.2C. Mr. Wood said that the first part of this policy would be addressed in the Aquifer Recharge Element. Mr. Wood read the suggested wording. "Sinkholes in Karst Areas present a concern because of the possibility of contamination in entering an aquifer through them and because of the potential for further collapse or subsidence. A site-specific scientific study to evaluate the risk involved is required for development in or adjacent to a sinkhole. Additionally, the type, density and intensity of land use established adjacent to a sinkhole or karst area shall be limited to activities that will not result in further expansion of the hole or that would negatively impact on water quality. When development in the vicinity of a sinkhole is proposed, setbacks and buffering shall be required. Recommendations for development shall be based on a site-specific study by a qualified, licensed professional, either a state licensed professional engineer or professional geologist, paid for by the developer. Site-specific setbacks, permanent buffering or recommendations for filling shall be approved by the County based on the site-specific study. Stormwater management systems shall be designed to ensure adequate treatment of stormwater before it can enter the Floridan Aquifer through a sinkhole or karst area and to preclude formation of solution type sinkholes or subsidence. Should a sinkhole or karst area be directly open to the Floridan Aquifer the diversion of surface water or stormwater directly, or indirectly into the sinkhole shall be prohibited."

Mr. Schue commented that this policy would apply to all areas of the County because it is part of the Aquifer Recharge Element. There was agreement to include "within the WSA" and "shall be consistent with Policy 1-26.10." Mr. Schue suggested "and within the WSA shall at a minimum comply with Policy 1-26.10."

There was agreement with Mr. Schue's suggestion to include the DCA recommended map showing most effective recharge areas, karst features and sensitive natural habitats. There was discussion that the transmitted map would be obsolete almost immediately, however, other jurisdictions have included it.

Public Comment
Peggy Belflower said she wanted to thank the LPA for all of their hard work.

MOTION BY Nadine Foley, SECONDED BY Michael Carey to transmit the Wekiva Ordinance with the suggested changes to the Board of County Commissioners.

Mr. Schue was concerned because he didn't agree with everything and he didn't want to vote no. He preferred not want to vote on the entire ordinance but he let the specific

recommendations stand. Mr. Carey said although he didn't agree with everything but didn't think that should interfere with the work of the LPA and he thought a fair consensus had been reached. Ms. Marsh said it was her understanding that the ordinance has to be voted up or down for transmittal to the BCC.

FOR:	**Newman, Foley, Schue, Carey, Dunkel, Elswick**
ABSENT:	**Parks, Dupee, Jordan**
MOTION PASSED:	**6-0**
AGAINST:	**None**

Old Business
There was discussion regarding the next meeting.

Mr. Dunkel commented on acquiring data on the population estimates of the cities. Ms. King explained that DCA has accepted that the County uses the average of BEBR medium and high. She said staff was making sure the distribution in the County is correct. Mr. Dunkel said he was interested in the existing population and what the comprehensive plans of the cities would allow.

Mr. Schue was concerned about having enough time at Monday's meeting to review the draft Comprehensive Plan and the FLUM that will be reviewed at that time.

Mr. Carey stressed the importance of having more efficient discussions during their meetings and to exercise more discipline.

Chairman Newman commented on the importance that documents which are submitted have the author's name identified on the document and having those documents provided in as timely a manner as possible.

The Chair adjourned the meeting at 4:15 p.m.

Donna R. Bohrer	Keith Schue
Office Associate III	Secretary