

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY**

June 14, 2004

The Lake County Local Planning Agency met on Monday, June, 14, 2004, 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 consider comprehensive planning issues including amendments to Lake County's Comprehensive Plan.

Members Present:

Dan Matthys	District 2
Michael F. Carey	District 3
Richard Dunkel	District 4
Nadine Foley, Vice-Chairman	District 5
Sean Parks	At-Large Representative
Keith Schue, Secretary	At-Large Representative
Barbara Newman, Chairman	At-Large Representative

Members Absent:

David Jordan	District 1
Dennis Reid	School Board Representative

Staff Present:

Gregg Welstead, Deputy County Manager, Director, Growth Management Department
Sanford A. Minkoff, County Attorney
Amye King, AICP, Chief Planner, Comprehensive Planning Division
Jeff Richardson, AICP, Planning Manager, Planning and Development Services Division
Kitty Cooper, Director, Geographic Information Services
Tommy Leathers, Director, Code Enforcement
Terrie Diesbourg, Director, Customer Service Division
John Kruse, Senior Planner, Planning and Development Services
Tiffany Kapner, Senior Planner, Comprehensive Planning Division
Alfredo Massa, Senior Planner, Comprehensive Planning Division
Donna Bohrer, Office Associate III, Comprehensive Planning Division
Thomas Wheeler, Comprehensive Planning Intern
Michael Wheeler, Comprehensive Planning Intern

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.

Minutes

Approval of the minutes for the May 20, 2004 meeting was postponed to the July 15, 2004 meeting.

Clermont Joint Planning Area Agreement

Jeff Richardson, Planning Manager, presented a brief overview of the Clermont Joint Planning Area (JPA)

agreement. He said that each JPA Agreement would reflect the intention of that particular municipality. Not all land included within a JPA boundary would necessarily be urbanized. A JPA Agreement is a mechanism to set up a planning dialogue, but it does not set a timetable for development.

Elaine Renick, Clermont City Council member, said that the JPA Agreement answers how and where development will occur but not when. She talked about the importance of having an agreement with Lake Utilities to set water and sewer service boundaries before Clermont would agree to the JPA Agreement. Before this Agreement, if applicants were refused services from the City of Clermont, they could have services supplied by Lake Utilities. The City of Clermont and Lake Utilities have agreed that if Clermont refuses utility services to an applicant, Lake Utilities will not be able to provide them. The City would then be able to have more control over development in that agreement area.

Wayne Saunders, Clermont City Manager, talked about the importance of having the Lake County Future Land Use Map amended in the area of the Clermont JPA. Until the land use designations are changed to reflect the intention of the JPA, development will not be able to proceed in an orderly manner.

Keith Schue asked about the status of the unified land development regulations in the Clermont JPA and staff indicated that discussions with the City are in progress.

There was general discussion regarding the challenge of planning for the future, being able to respond to unanticipated changes, and the seriousness of water supply issues.

Discussion of Storage Units: Use of PODS, Semi-Trailers, etc.

Terrie Diesbourg, Director of Customer Services Division, spoke about complaints that have been received regarding Portable On Demand Storage (PODS) units. The Land Development Regulations do not address all of the issues surrounding these units. There was some discussion regarding the definition of temporary, and the difference between PODS and storage buildings. Ms. Diesbourg said staff will make a proposal in the future that will take the recommendations of this Agency into consideration.

Discussion of Current Open-Air Vendor Ordinance

Terrie Diesbourg, Director of Customer Services Division, proposed removing the thirty-day limitation in the Open Air Vendor Ordinance. Tommy Leathers, Director of Code

Enforcement, explained that the one-year period for occupational licenses and the thirty-day period for open-air vendors causes a lot of confusion. Staff proposes removing the 30-day limitation. Sanford Minkoff, County Attorney, said that without a time limitation open-air vendors would, in fact, be permanent businesses without having to meet the same requirements of other businesses. Mr. Minkoff said that an occupational license is not site specific but is in reality a tax. It was suggested that staff set up permit types with appropriate durations suitable for different vendor activities. Gregg Welstead that staff will make a proposal in the future that will take the recommendations of this Agency into consideration.

Discussion of Geographic Information Systems (G.I.S.) Layers

Kitty Cooper, Director of G.I.S., presented a list of map layers that are available for the Local Planning Agency to use. Michael Carey said he would like to see the land plan amendment application areas placed in a larger context to include more information regarding the surrounding area. Ms. Cooper said that there is new analysis software that might be available at a later date. Chairman Newman said that it might be best to let Ms. Cooper use her judgment regarding specific layers to be initially provided to the Agency. Mr. Schue suggested that the map layers include, aerials, wetlands, public resources lands, recharge areas, jurisdictional boundaries, Future Land Use Map (FLUM) designations, Florida Natural Areas Inventory (FNAI) and topography.

Old Business

Ms. King said that staff was organizing the Wekiva workshop that had been requested.

Mr. Schue asked about the status of the proposed text amendment. Ms. King said additional information had been recently received from the applicant, and that information would be forwarded to the members.

Chairman Newman reminded the Agency members that they should feel free to contact staff before the meetings to get clarification that they want to have.

The Chair adjourned the meeting at 11:05 a.m.

The next meeting of the Lake County Local Planning Agency will be held on June 17 at 9:00 a.m. in Board Chambers.

Donna R. Bohrer
Comprehensive Planning

Keith Schue
Secretary