MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY
AUGUST 28, 2008

The Lake County Local Planning Agency met on AUGUST 28, 2008 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 and the Land Development Regulations.

Members Present:

Rob Kelly	District 2
Michael F. Carey	District 3
Peggy Belflower, Vice-Chairman	District 4
Nadine Foley, Chairman	District 5
Keith Schue, Secretary	At-Large Representative
Cindy Barrow	School Board Representative

Members Absent:

Vicki Zaneis	At-Large Representative
Jeffrey Schaffer	District 1
Terry Godts	At-Large Representative

Staff Present:

Melanie Marsh, Deputy County Attorney
Brian T. Sheahan, AICP, Planning & Community Design Director
Ian McDonald, AICP, Chief Planner, Planning & Community Design
Julianne Thomas, Senior Planner, Planning & Community Design
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design

Nadine Foley, Chairman, called the meeting to order at 9:05 a.m. and noted that a quorum was present. She confirmed that Proof of Publication was on file in the Planning and Community Design Division and that the meeting had been noticed pursuant to the Sunshine Statute.

TABLE OF CONTENTS

AGENDA DESCRIPTION	PAGE NO.
Review of Evaluation and Appraisal Report	3

MOTION by Cindy Barrow, SECONDED by Peggy Belflower to re-appoint Vicki Zaneis as the LPA representative to the Affordable Housing Advisory Committee.
FOR: **Foley, Schue, Carey, Kelly, Barrow**
ABSENT: **Zaneis, Godts, Schaffer, Belflower**
AGAINST: **None**
MOTION PASSED: 5-0

REVIEW OF EVALUATION AND APPRAISAL REPORT

Brian T. Sheahan, AICP, Planning & Community Design Director said the Department of Community Affairs (DCA) is requiring an abbreviated Evaluation and Appraisal Report (EAR), which evaluates the adopted Comprehensive Plan as a precursor to submission of the 2025 Comprehensive Plan. He suggested reviewing the text that includes Keith Schue's comments.

Julianne Thomas, Senior Planner briefly discussed the purpose of evaluating comprehensive plans and said staff had no objection to incorporating Keith Schue's comments as submitted.

Public Participation

Some LPA members questioned the need to specify the number of public meetings before transmittal; staff had no objection to removing that number.

PUBLIC COMMENT

Bob Curry said he has been assisting with editorial review of the draft 2025 Plan and discussed whether or not "plan" should be capitalized.

Rob Kelly arrived at 9:23 a.m.

Mr. Schue said he would like the opportunity to review any editorial changes, such as those alluded to by Mr. Curry. Mr. Sheahan said Mr. Curry's review is limited to grammar, not text changes or any substantive changes. He said this was a staff function and said if the LPA exercised that level of review, staff would lose their effectiveness. Mr. Schue said he thought even small changes could affect the meaning.

Introduction

The LPA agreed with Rob Kelly's suggestion to replace "one of the most desirable" with "seeks to be a desirable place." After some discussion the LPA agreed with the text as presented. The LPA agreed to include protection of rural areas as a goal. There was discussion regarding the bullet item referring to transportation connectivity. Staff advised against editing the "higher density urban" text and an informal poll of the LPA showed a majority did not support removing that language. After some discussion it was decided to delete the reference to the scheduled EAR transmittal date. Cindy Barrow asked if planning for adequate water supply should be referenced. Ian McDonald, AICP, Chief Planner said water planning was the responsibility of the Water Management Districts (WMDs) and said the County could support that effort by protecting aquifer recharge areas.

Community-wide Assessment.

The LPA agreed with the suggested changes to the list of natural features. The LPA agreed with text changes regarding the County's rate of growth. The LPA agreed to strike the text regarding the distinction between urban and rural. The LPA agreed to

include additional language regarding the rate of recent annexations and to substitute "interface" for "boundary" in reference to areas where urban and rural areas meet.

Table 1 Population Projections
The LPA agreed to delete the 2030 date.

PUBLIC COMMENT
Bob Curry said the Bureau of Economic and Business Research (BEBR) estimates were inconsistent because the County has accepted the BEBR low population projections.

The LPA agreed to include a sentence in Table 1 referring to the recent decision by the BCC to use the low BEBR numbers.

The meeting reconvened at 10:48 a.m. after a short break.

The LPA agreed to reference the July 24, 2008 letter sent to DCA regarding the BEBR low population numbers.

Table 2 Population Density of Lake and Surrounding Counties
There was some discussion regarding the accuracy of the figures in Table 2, that the data was from a published source and staff said they would review the math.

Table 4 Annexation Activity in Lake County
There was agreement to remove "just" regarding annexations.

Table 5, The extent of vacant and developable land
Mr. McDonald said this information is required by Statute and said in general the Property Appraiser's data was used. There was discussion regarding the methodology and the assumptions made regarding these lots. Mr. Sheahan explained that the data was not based on zoning or FLUCs, but instead on taxable parcels. Some members were concerned because parcel size was not a factor and that any development precludes a parcel from being considered to be vacant. Mr. Sheahan said in his experience the DCA has accepted a county's property appraiser data for this particular use. Chairman Foley said these are lots that are ready to be built on. Some members questioned if this was the data that DCA needed and suggested using the data being compiled by the County's consultant. There was concern this data could be used to find there was not enough land allocated for development. Mr. Sheahan said staff could provide the consultant's data if DCA requested additional information. He explained that these were vacant residential lots, which is different from land that is not currently built upon. The LPA agreed to include language stating that this data was from the Property Appraiser's database, that the data does not include agricultural or acreage parcels and that there is potentially developable land that could be subdivided.

Ms. Barrow noted for the record that staff has done a good job and none of their comments should be viewed negatively.

The meeting reconvened at 1:05 p.m. after a break for lunch.

The LPA agreed with the suggested language in the paragraph under Table 5 relating to increasing the inventory of revenue-generating land uses. There was discussion of whether affordable housing should be considered a significant challenge because the County has an over-allocation of housing units. Mr. Sheahan said affordable housing was a statutory requirement. The LPA agreed to substitute a reference to education instead of the bullet item regarding workforce housing, to add "rural land and" to bullet item 1 and to add a bullet item regarding the protection and preservation of water quality and quantity.

Location of existing development in relation to location of anticipated development

There was considerable discussion on this section with the LPA agreeing to the following changes in this text:

- Delete the reference to "pro-business policy"
- To substitute "alternative fuel industries" in place of "bio-fuels"
- Use of "appropriate growth" in place of "continued growth"
- Modification of language to state that the Comprehensive Plan has only been marginally successful in guiding residential growth.
- Insert language referring to "strip commercial along linear roadway corridors"
- Addition of language referring to urban sprawl and leapfrog development and to add language stating the 2025 Plan is designed to properly plan for growth.

Financial Feasibility of providing needed infrastructure

The LPA agreed to edit the language relating to revenues and the impact of the disproportionate amount of residential development. The LPA agreed to substitute the term "capital projects" in place of "proposals" in the bulleted list regarding Capital Improvement Program (CIP).

Future Land Use Element (FLUE)

The LPA agreed to substitute "address growth issues" in place of "accommodate steady growth." The LPA agreed to include language to acknowledge that inconsistencies in the current Comprehensive Plan have resulted in "development in areas served by roads and utilities with separation of uses, such as commercial and residential: all designed more around the needs of cars and traffic, rather than people." The LPA agreed to state that the FLUE in the 2025 Plan will be internally consistent. The LPA added two items to the list of additional components included in the 2025 FLUE. The first was an additional bullet item for open space requirements. The second stated that the FLUE policies would create compatible transitions between urban and rural or environmental lands. The LPA also agreed to include recognition of the Special Community designations.

Transportation Element

The LPA agreed with language addressing mutual consistency between the transportation element and the Long Range Plan prepared by the Lake/Sumter Metropolitan Planning Organization (L/SMPO).

Traffic Circulation Element
The LPA agreed to strike the last sentence in the first paragraph beginning with "As the population…"

Mass Transit Element
The LPA agreed with the suggested changes.

Aviation Facilities
There was no objection to the grammar correction.

Rails Facilities
The LPA agreed with edits to the last paragraph regarding the incorporation of this element into the Traffic Circulation Element.

Housing Element
The LPA agreed to the following:

- Delete the reference to housing as "an essential and basic human need."
- Add a sentence related to the location recommendations made by the Affordable Housing Advisory Committee.
- Add a reference to balancing housing needs with other land uses.
- Encourage affordable and workforce housing in urban areas.

The meeting reconvened at 2:53 p.m. after a short break.

Public Facilities Element
The LPA agreed to delete the last sentence at the end of the first paragraph and the last sentence of the second paragraph. The LPA agreed to remove the reference to the Water Management District action plans. The LPA agreed to add language supporting the limitation of water consumption and the protection of surface and groundwater resources. The LPA also agreed to add "based on current patterns of water consumption" to the sentence referencing the insufficient water supply; language referencing the Central Florida Coordination Area and language stating that increasing water conservation is critical.

Conservation Element
The LPA agreed with the suggested edits.

Cindy Barrow left the meeting at 3:30 p.m.

The LPA discussed and agreed upon edits related to the designation of most of Lake County as a Water Resource Caution Area (WRCA). The LPA agreed with language related to mapping springsheds and areas of aquifer vulnerability. In the last sentence the LPA agreed to include language regarding the encouragement of green building.

Recreation Element

The LPA agreed to delete the language related to the "relatively low cost of housing…" There was also agreement to delete "retire," to describe "water sports" as an example of an "outdoor activities," to delete "attract and retain residents…," to delete "and the opportunity to increase these activities," to add a reference to "other conservation lands" and to delete "grass roots."

Intergovernmental Coordination
There were no recommended changes to this section.

Capital Improvements Element
The LPA agreed to replace "needs of future development" with "future needs" and to replace "consistent" with "dependant on meeting the required level of service."

Concurrency Management Element
Mr. Sheahan said Concurrency encompasses only those County facilities that have an adopted Level of Service (LOS). He said the County was meeting the adopted LOS. The LPA agreed to modify the last sentence to state that the current LOS of County-provided facilities were being met and that the 2025 Plan would consider improving LOS standards.

Mr. Sheahan said staff would incorporate the remaining comments into the draft EAR and copies would be provided to the LPA.

Mr. Carey suggested that the LPA consider setting a date certain for transmittal of the FLUE and FLUM to the BCC. Chairman Foley said she thought the map and FLUE might be ready in November.

At 4:00 p.m. the Chairman continued the meeting until 9:00 a.m. on September 8, 2008.

Donna R. Bohrer Public Hearing Coordinator	Keith Schue Secretary