MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY
OCTOBER 27, 2006

The Lake County Local Planning Agency met on FRIDAY, OCTOBER 27, 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 and the Land Development Regulations.

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
Sean Parks	At-Large Representative
Keith Schue, Secretary	At-Large Representative
Barbara Newman, Chairman	At-Large Representative
Becky Elswick	School Board Representative

Staff Present:

Melanie Marsh, Assistant County Attorney
LeChea Parson, Assistant County Attorney
Carol Stricklin, AICP, Director, Growth Management Department
Amye King, AICP, Deputy Director, Growth Management Department
R. Wayne Bennett, AICP, Planning Director
Dottie Keedy, Director of Economic Growth and Redevelopment
Brian Sheahan, Chief Planner, Comprehensive Planning
Terrie Diesbourg, Director, Customer Service Division
Alfredo Massa, Senior Planner, Comprehensive Planning Division
Francis Franco, Senior GIS Analyst, Comprehensive Planning Division
Donna Bohrer, Office Associate III, Planning & Development Services Division

Barbara Newman, Chairman, called the meeting to order at 9:02 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.

Chairman Newman outlined the meeting procedures, including the use of speaker cards and time limits for speakers.

Carol Stricklin, AICP, Director, Growth Management Department, read into the record the Proclamation of the Board of County Commissioners (BCC) recognizing October as National Community Planning Month.

Brian Sheahan, AICP, Chief Planner, Comprehensive Planning, said the Heavy Industrial Uses Ordinance was being continued to the November 16, 2006 meeting. He asked that the Economic Development, Job Creation and Smart Growth agenda item be set for 1:30 p.m.

FARM BUREAU PRESENTATION

Mr. Bennett introduced Philip Leary, AICP, Government Affairs Consultant for the Farm Bureau. The first policy statement suggested by Mr. Leary was "Implementation and interpretation of any Goal, Objective or Policy in the Future Lane Use Element shall not be inconsistent with F.S. 70.01 (Bert J. Harris, Jr. Private Property Rights Protection Act)." He also suggested "Implementation and interpretation of any Goal, Objective or Policy shall not prohibit, restrict, regulate, or otherwise limit an activity of a bona fide farm operation on land classified as agricultural land pursuant to F.S. 193.463, meeting the Criteria in F.S. 163.3162(4)."

Mr. Leary emphasized that to maintain economic viability, farmers must be able to transition easily from one commodity to another without excessive regulation. He said maintaining a viable agricultural sector is essential to manage growth state-wide. Mr. Leary explained how the value of farm land as loan collateral is linked to its potential development value and said the loss of economic value of farm land could cause the premature conversion of land to development. He said over-regulation including limitations on the types of crops can contribute to making agriculture unprofitable.

Nadine Foley said the LPA had policies intended to be protective of agricultural areas and lifestyle including new policies under the Objective "Protect Rural Lifestyles." She understood his concern about the definition of low intensity agriculture. Mr. Leary said few intensive agriculture operations remain in the state and said their concern was regulations that restrict farmers' ability to produce profitable crops. Ms. Foley said that was not the intent of the LPA and that issue could be clarified. Mr. Leary briefly discussed the State's Right to Farm legislation which guarantees agriculture primacy.

There was brief discussion on the siliviculture policies in the Wekiva Area. In response to a question from Sean Parks, Mr. Leary emphasized that loan value of farm land is tied to densities.

Richard Dunkel suggested establishing a Farm Trust program to protect agriculture and to purchase development rights. Mr. Leary said legislation was in place for those programs including purchase of time-limited agriculture easements.

Keith Schue said silviculture issues in the Wekiva had been previously discussed with a Florida Forestry Association representative. He briefly discussed springshed protection issues.

Michael Carey said the LPA had made a strong commitment to preserving property rights.

In relation to agriculture primacy, Ann Dupee discussed abrogation rights. Mr. Parks said Transfer of Development Rights (TDRs) could be valuable. Mr. Leary said those programs can be very successful. Mr. Jordan and Mr. Leary discussed implementation of an administrative process specific to agriculture that could resolve issues without amending the Comprehensive Plan.

Ms. Foley said although the County does not have a Farm Trust Program, there are provisions for purchasing easements in the Public Lands Acquisition Program.

PUBLIC COMMENT

Jack Champion said when ownership of farm land changes in the County, the Property Appraiser's office compares the purchase price of the land to the projected profitability and determines if an agriculture exemption is warranted. He believed this policy could cause property to be developed even sooner than it might have otherwise.

Jody Lee, representing the Florida Department of Agriculture Office of Water Policy, discussed possible unintended consequences of good intentions, such as defining low intensity agriculture. He said crop flexibility was linked to continued profitability of agriculture and he discussed the importance of a sustainable food supply.

MOTION by David Jordan, SECONDED by Sean Parks to ask staff to draft language for administrative process, specific to agriculture and to review issues raised by Mr. Leary and to review text, density and map issues with the Farm Bureau.

There was discussion on including "density" and Mr. Jordan said the intention of the motion was to avoid "downgrading" of rights.

FOR:	**Newman, Foley, Schue, Carey, Parks, Dunkel, Dupee, Jordan, Elswick**
ABSENT:	**NONE**
AGAINST:	**NONE**
MOTION PASSED:	**9-0**

MOTION by Richard Dunkel, SECONDED by David Jordan to ask the Board of County Commissioners to prioritize development of a Farm Trust Program with a time definite establishment of procedure.

Mr. Schue was concerned about the time frame and Mr. Dunkel said establishing a time

definite reflected the importance of this issue. Ms. Foley said there was a program already in place.

FOR: **Newman, Carey, Parks, Dunkel, Dupee, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **Foley, Schue**
MOTION PASSED: 7-2

PUBLIC COMMENT
Robert Curry referred to earlier comments he had made regarding business and commercial policies and said he had provided written recommendations to staff. He said one unresolved issue will be "big box" stores in the County.

FUTURE LAND USE MAP
Planning Director of the City of Clermont, James Hitt, referred to the area between Hooks Street and Highway 50 across from the Home Depo store and said the City wanted that designation changed from Traditional Neighborhood to Commercial.

Building and Development Director for the City of Mascotte, Bea Meeks, presented a map of their land use recommendations. She listed their requests as follows:

- Mixed Use along the SR 50 corridor west of the city limits.
- Single Family Residential (SFR) low density on the east and west sides of Tuscanooga Road north to Hunnicut Road.
- Mixed Use on the east and west side of CR 33 from SR 50 to just north of Simon Brown Road.
- SFR low density east of CR 33 between CR 33 and Villa City Road north to the City limits .
- Rural west of CR 33 north to the utility service boundary.

In conclusion, Ms. Meeks said these recommendations were compatible with their Comprehensive Plan.

Jeanne Etter said some of the densities on the draft FLUM in the Mt. Plymouth-Sorrento area are shown at higher densities than is in the Mt. Plymouth-Sorrento Planning Advisory Committee (MPSPAC) recommendations.

Mt. Dora Planning Director, Mark Reginntin, referenced to the area north and east of their JPA and said the City was recommending the land use and zoning remain as they are currently. He said the City is in the process of annexing land in the "Baucom Property" area.

Ottmar Olsen thanked the LPA for their assistance and said the staffs of the County and the City of Eustis had been very helpful.

Richard Dunkel thought they should seek more input from the cities. There was discussion on the participation of the cities.

There was a five-minute break at 10:15 a.m.

FUTURE LAND USE MAP (FLUM)

After discussion on map colors, the LPA agreed with colors similar to those on the adopted FLUM.

Mr. Jordan clarified that the Rural Protection Area text is now being put on the map. There was discussion on accepting comments from the Citizens Coalition of Lake County (CCLC) representative, Rob Kelly.

MOTION by David Jordan, SECONDED by Keith Schue to accept the Rural Protection Area boundaries as shown in the most northern area of the County.

There was no objection to Mr. Schue's suggestion that staff should have discretion to adjust the boundary so it follows parcel lines. Mr. Carey clarified that provisions for clustering would be in the text regarding rural protection areas and asked if areas for clustering would be identified on the FLUM. Mr. Sheahan said some categories require clustering. Mr. Carey was concerned that residents would not want clustered development close to them and he suggested designating certain areas for clustering.

Mr. Sheahan said staff would need to adjust the boundaries of this Rural Protection Area around some areas such as Astor.

FOR: **Newman, Foley, Schue, Parks, Dunkel, Dupee, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **Carey**
MOTION PASSED: 8-1

MOTION by David Jordan, SECONDED by Sean Parks to recognize the Rural Protection Area boundaries of the Emeralda Marsh as shown with an adjustment of the western boundary line to Gray's Airport Road.

Mr. Schue discussed a property referred to as Promise Ranch, which is a Class A acquisition of the Florida Forever Program. He supported including that property in this Rural Protection Area.

Mr. Dunkel asked if most of the active agricultural lands are included in the Rural Protection Areas (RPAs) and voiced concern that if these areas were removed from consideration for employment uses would there be enough area remaining for employment. Mr. Parks said the RPAs are only being placed in the Rural Land Use Series. Mr. Dunkel was concerned about protecting active agricultural lands outside the RPA. Mr. Carey said that concern was similar to his request to have a map showing the areas unavailable for growth. Mr. Schue thought defining the rural and urban uses was the first step, to be followed by analysis of land allocation by staff. Mr. Jordan said the purpose of RPA was to preserve the rural characteristics in these areas.

PUBLIC COMMENT

Lowrie Brown said he owned land within this proposed RPA. He discussed the current density, the availability of utilities and his future plans for his property. He believed property owners should be able to develop their property when utilities were available. He was concerned that changing the RPA would be difficult and he thought the cost of protecting these rural areas would be too high.

Mr. Schue thought some of this area would be suitable to be developed under rules similar to those in the Wekiva area. He said if some of the area north of CR 44 and south of conservation land was not included in this RPA, then it would be appropriate to make that area eligible for the Rural Transitional Area land use.

Mr. Parks said the RPAs could be changed depending on circumstances. Mr. Dunkel said utilities in that area would probably be provided by Leesburg in which case the land would be subject to annexation. He was concerned about other property owners in similar situations and possible legal challenges to the 2025 Plan. Mr. Dunkel suggested that the LPA give provisional approval of these areas so they can be amended if necessary. Mr. Sheahan said the FLUM can be amended until it is transmitted to the BCC. Ms. Dupee said factors, such as future transportation plans, should be considered.

Vicki Zaneis supported extending the boundary of the RPA to Gray's Airport Road because of the wetlands and wildlife in that area. She discussed the proposed equestrian trails in that area and thought the Austin Horse Park and Uncle Donald's Farm should have their surrounding rural areas protected. She also spoke about protecting Little Pine Island and the surrounding bird nesting areas.

Mr. Dunkel suggested deciding on the RPAs by consensus instead of by motion. Mr. Carey supported Mr. Dunkel and thought once a RPA was voted on that it was "set in stone." He believed there were other ways to protect rural areas without calling them Rural Protection Areas.

THE MOTION was withdrawn.

MOTION by David Jordan, SECONDED by Sean Parks to accept Rural Protection Area Number 2, to include/follow Gray's Airport Road and to include the boundaries mentioned by Mr. Schue.

FOR:	**Newman, Foley, Schue, Parks, Dupee, Jordan, Elswick**
ABSENT:	**NONE**
AGAINST:	**Carey, Dunkel**
MOTION PASSED:	**7-2**

MOTION by Richard Dunkel, SECONDED by Ann Dupee that no motions be made to approve FLUM designation until the LPA has the opportunity to review the gross changes.

Chairman Newman thought making decisions by motion helped to keep the LPA on

track. Ms. Elswick was concerned that some text may need to be modified to reflect the changes on the FLUM. Mr. Sheahan said staff only changes the text at the direction of the LPA and that any inconsistencies between the map and the text will be brought back before the LPA.

FOR: **Dunkel, Dupee, Carey**
ABSENT: **NONE**
AGAINST: **Newman, Foley, Schue, Parks, Jordan, Elswick**
MOTION FAILED: 3-6

Mr. Sheahan said the next RPA to be addressed was the area north and west of Mascotte and said the map was consistent with the proposal from the Citizen's Coalition of Lake County.

MOTION by David Jordan, SECONDED by Sean Parks to accept the boundaries of this Rural Protection Area as shown on the map.

There was discussion on the possible annexations by Leesburg and Ms. Foley suggested the boundaries should be consistent with the map of the Mascotte recommendations. Mr. Sheahan said the RPA boundaries could be moved in response to the decisions made on land uses later.

FOR: **Newman, Foley, Schue, Parks, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **Dunkel, Dupee, Carey**
MOTION PASSED: 6-3

Mr. Sheahan stated that the next area was in the Sugarloaf Mountain and Montverde area.

MOTION by David Jordan, SECONDED by Sean Parks to accept the boundaries of the Rural Protection Area as shown on the map.

PUBLIC COMMENT
Fred Cranmer, Friends of Ferndale, said the map as shown does not include the Ferndale area. He asked for an eventual density of one dwelling unit per five acres as that group completes their planning process. He demonstrated the boundaries on the map.

Amber Dickerson, Green Consulting Group and representing Astatula, Montverde and Minneola, explained that she was presenting maps to the LPA and staff showing the remaining differences on the FLUM between those cities and the County.

MOTION WITHDRAWN

MOTION by David Jordan, SECONDED by Sean Parks to accept the area as shown as a Rural Protection Area, with the addition of the Ferndale area.

AMENDMENT TO THE MOTION BY Keith Schue to add the area east up to Lake Dora. **The amendment died for lack of a second.** Ms. Foley said the City of Tavares has utilities in that area and consequently it would be developed at some point.

PUBLIC COMMENT
Ron Boddicker referred to an area on the southwest shore of Lake Dora contiguous to the Tavares Nature Park. He said it was the last significant undeveloped portion of the shoreline. He believed it has ecotourism value because of proximity to the Dora Canal and it has significant wildlife habitant. He said the water quality of the lake is already degraded.

Robert Curry said it looked like this RPA overlaps into the Lake Apopka Protection Area. He suggested giving a name or title to each RPA.

FOR: **Foley, Parks, Jordan, Elswick,**
ABSENT: **NONE**
AGAINST: **Newman, Carey, Dupee, Schue, Dunkel**
MOTION FAILED: 4-5

MOTION by Keith Schue, SECONDED by Sean Parks to approve the RPA as in the last motion with the extension of the north boundary of the proposed RPA to Lake Dora.

Mr. Schue said it was his intention that the Ferndale area be included within this RPA.
In response to comments from Mr. Dunkel, Mr. Sheahan explained that RPAs are concerned mainly with density and the Future Land Use. The Lake Apopka Protection Area policies are concerned more with the physical aspects of development.

Ms. Foley understood the concern regarding this particular property, however, the RPAs consist of existing rural lands.

FOR: **Foley, Parks, Jordan, Newman, Schue**
ABSENT: **NONE**
AGAINST: **Dunkel, Carey, Dupee, Elswick**
MOTION PASSED: 5-4

Mr. Jordan spoke in favor of creating a fifth RPA in the Lady Lake area because of the public comments regarding the equestrian interests, the high aquifer recharge and it would provide green space close to an urbanizing area. He drew the boundaries on the map.

Motion by David Jordan, SECONDED by Sean Parks to add the area drawn by him as the fifth Rural Protection Area.

There was discussion relating to this proposed area and the JPA of Lady Lake and Mr. Jordan said the Town of Lady Lake did not support his proposal. Mr. Schue suggested

designating that area as Rural but didn't believe this area should receive the same protection status as other Rural Protection Areas. Mr. Jordan said a significant number of the residents supported keeping their area rural and he acknowledged that eventually the area would be annexed into the Town.

FOR: **Newman, Jordan**
ABSENT: **NONE**
AGAINST: **Foley, Parks, Schue, Dunkel, Carey, Dupee, Elswick**
MOTION FAILED: 2-7

Mr. Jordan discussed some confusion regarding the multiplier used to calculate land allocation. Alfredo Massa, Senior Planner, showed the multipliers that were agreed to at an earlier meeting. He said that staff had recommended 2.5, that DCA suggested1.5, and said the LPA agreed to use 1.66. Mr. Carey said the predictions regarding growth in Florida were very "dire" and he would support staff's figure of 2.5.

MOTION by Michael Carey, SECONDED by Richard Dunkel to accept the staff recommended 2.5 multiplier.

There was discussion on the motion and Mr. Dunkel suggested reviewing the figures after the FLUM review was complete.

MOTION and SECOND were withdrawn.

Mr. Sheahan said the concern was about "market choice" not "marketability" and failure to have a multiplier could create very high prices for lands and homes.

PUBLIC COMMENT
Rob Kelly, Citizen's Coalition of Lake County (CCLC), said it was his recollection that the multiplier agreed to had been 0.66 and that he did not recall "double multiplying."

MOTION by David Jordan, SECONDED by Richard Dunkel that no multiplier be used.

Mr. Dunkel suggested that if the BEBR projections can not be accommodated, then the County needed to renegotiate with DCA. After some discussion with DCA, Mr. Jordan said he understood that reaching a build-out scenario after a proper planning process was entirely different than simply stating that it is the community's vision to not grow. Mr. Sheahan said staff had additional information from DCA that could be made available after the lunch break.

MOTION RESTATED by David Jordan that the multiplier factor be 1.00, effectively meaning there is no multiplier and the 0.66 will deal with other issues.
FOR: **Jordan, Schue**
ABSENT: **NONE**
AGAINST: **Foley, Parks, Dunkel, Carey, Dupee, Elswick, Newman**

MOTION FAILED: 2-7

Chairman Newman stated this issue will be reviewed again later in the day.

PUBLIC COMMENT
Bea Meeks said she didn't want her earlier comments construed as criticism of County staff who she said have been very easy to work with. She had been under the misconception that the City's recommendations had not been addressed previously.

Rob Kelly, CCLC, said a RPA had been recommended in south Lake County and there was strong public sentiment supporting that.

There was a thirty-minute lunch break at 12:10 p.m. The meeting reconvened at 12:42 p.m. David Jordan would be late returning from lunch.

Mr. Sheahan provided a DCA letter from the Chief Planner for Comprehensive Planning, explaining the basis for the population projections.

FUTURE LAND USE MAP (FLUM)
Mr. Sheahan explained that Francis Franco, Senior GIS analyst, would be able to show different map layers on the screen and to map changes as they are made.

Clermont's comments area east of Lake Minnehaha.

MOTION by Michael Carey, SECONDED by Ann Dupee to convert the area shown on the screen from Traditional Neighborhood Design to Commercial.
FOR: Newman, Foley, Parks, Schue, Dunkel, Carey, Dupee, Elswick
ABSENT: Jordan
AGAINST: NONE
MOTION PASSED: 8-0

Mr. Parks referred to an area on Highway 50, east of 455 that was highlighted on the screen by Mr. Franco and said he would like to discuss the land use on those parcels.

MOTION by Sean Parks, SECONDED by Becky Elswick to change the designation on the parcels as indicated on screen by staff from Industrial to Commercial.

There was discussion on this motion including the current zoning, the uses allowed in Commercial and consistency with the surrounding uses.

PUBLIC COMMENT
Bob Curry thought these parcels could be rezoned under infill rules.

MOTION WITHDRAWN by Sean Parks.

MOTION by Sean Parks, SECONDED by Becky Elswick to designate the area along SR 50 from the Clermont City limits to the Orange County line as a Gateway District.

PUBLIC COMMENT
Fred Cranmer said he was a member of the Green Mountain Scenic Byway Management team said this area was very close to the scenic roadway. He said he would support any protection extended to the scenic roadway.

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

PUBLIC COMMENT
Cherie Copenhaver said she owned property off of Indigo Lakes Road in Mascotte with a small airport. She said there is high density across the river and asked the LPA to reconsider the overlay in that area.

There was discussion on several parcels of property.

David Jordan returned to the meeting.

Turnpike and Economic Areas

MOTION BY Keith Schue, SECONDED by Richard Dunkel to direct staff to find a location for Office designation in the vicinity of Fruitland Park and Lady Lake.
FOR: **Newman, Foley, Parks, Schue, Dunkel, Carey, Jordan, Elswick**
ABSENT: **Dupee**
AGAINST: **NONE**
MOTION PASSED: 8-0

Ann Dupee left the meeting.

Dottie Keedy, Director of Economic Growth and Redevelopment, said she had addressed the BCC with the Chamber Alliance of Lake County to suggest the development of a new economic vision for the County and strategic plan to replace the last plan done in 1993. This planning process will take a year and policies from it can be added to the 2025 Plan during the EAR process.

FLUM
The next area to be discussed was the turnpike corridor along the Sumter County line, southeast of Leesburg. There was discussion about possible annexations by the City of Leesburg.

MOTION by Keith Schue, SECONDED by Sean Parks to strongly state that an

adopted JPA with Leesburg for this area is critical.

There was some discussion regarding the JPA process. Mr. Dunkel said utilities would be necessary in any area that could create employment opportunities and they would be provided by Leesburg, which means they would annex that area. Mr. Schue said Leesburg has designated that area for residential development.

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

MOTION by Nadine Foley, SECONDED by Michael Carey that the area in the vicinity of U.S. Hwy 27 and the Turnpike as shown be designated as Workplace District (WD).
FOR: Newman, Foley, Parks, Schue, Dunkel, Carey, Jordan, Elswick
ABSENT: Dupee
AGAINST: NONE
MOTION PASSED: 8-0

MOTION by Richard Dunkel, SECONDED by Keith Schue to designate additional land in the surrounding area for job creation.
FOR: Newman, Foley, Parks, Schue, Dunkel, Dupee, Carey, Jordan, Elswick
ABSENT: NONE
AGAINST: NONE
MOTION PASSED: 9-0

MOTION by Keith Schue, SECONDED by Richard Dunkel to change the Traditional Neighborhood designation along the Turnpike Corridor to Office.

Mr. Dunkel remained concerned about designating sufficient land for economic opportunities.

RESTATE MOTION by Keith Schue to convert most of the area shown as TN along the turnpike to Office.

Mr. Sheahan suggested WD because that category has a larger range of permitted uses and it "could be planned." There was discussion regarding Office and WD, with several members preferring the WD.

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

MOTION by Sean Parks, SECONDED by Michael Carey to follow the recommendation of staff and designate the area as shown as Workplace District.
FOR: **Newman, Foley, Parks, Schue, Dunkel, Dupee, Carey, Elswick**
ABSENT: **Jordan**
AGAINST: **NONE**
MOTION PASSED: 9-0

MOTION BY Keith Schue, SECONDED by Nadine Foley to scale back the TN district along the north side of the Turnpike because it encroached into a RPA.

After some discussion staff confirmed that the RPA boundary set earlier would accomplish the same thing.

MOTION WITHDRAWN

MOTION by Keith Schue, SECONDED by Richard Dunkel that the remaining area outside the Rural Protection Area shown as pink be changed to Office.

Ms. Elswick preferred WD because it was less restricted than Office.

FOR: **Foley, Schue, Jordan**
ABSENT: **NONE**
AGAINST: **Newman, Dunkel, Dupee, Carey, Elswick, Parks**
MOTION FAILED: 3-6

MOTION by Richard Dunkel, SECONDED by Becky Elswick to designate the area that was subject of the previous motion and to designate it Workplace.

PUBLIC COMMENT
Rob Kelly, CCLC, commented that WD could allow more residential than the TN category. He would support uses that did not include residential.

There was discussion on the residential component allowed in the WD and that Commercial and Office have no residential component at all. Mr. Dunkel said providing areas for workforce housing could be an advantage in attracting industry. Mr. Sheahan said staff's recommendation of TN would provide a mix of housing. Ms. Dupee was concerned about keeping the area along the turnpike available for employment opportunities. Ms. Elwick suggested deciding which side of the turnpike had the most available acreage. There was discussion on transportation issues.

PUBLIC COMMENT
Rob Kelly, CCLC, thought the northeast corner of the Turnpike and SR 19 had been annexed by the City of Groveland.

Jeanne Etter was concerned this would increase the imbalance between housing and employment. She would support more employment and discussed some of the pending

residential developments in that general area.

Chris Belflower said the Heathrow Development was primarily Class A office space and apartments; it is not a traditional neighborhood area.

There was discussion about the importance of cooperating with the Cities because most of the economic development will occur in the cities because they are utility providers.

RESTATE MOTION to designate the area as shown as Workplace District.
FOR: **Carey, Elswick, Dunkel, Dupee**
ABSENT: **NONE**
AGAINST: **Newman, Parks, Foley, Schue, Jordan**
MOTION FAILED: 4-5

There was a five-minute break at 2:45 p.m.

In response to questions from Mr. Dunkel, Dottie Keedy said recently a potential employer with approximately 300 jobs asked to see available areas within the County and she was able to show them only one that had access, large enough size, already zoned and had utilities, which was in the Commercial Park. She said few companies were willing to wait for a land use change or for utilities.

PUBLIC COMMENT
Rob Kelly, CCLC, suggested taking a larger look at this area and said there was a large TN between this area and Groveland.

MOTION by Sean Parks, SECONDED by Richard Dunkel to place the Gateway Road criteria on SR 19 and U.S. Hwy 27 for a mile in each direction.

Mr. Sheahan read the definition of the Gateway Road category. There was discussion on having employment categories that did not have a residential component.

FOR: **Foley, Jordan, Newman, Parks**
ABSENT: **NONE**
AGAINST: **Dunkel, Elswick, Schue, Dupee, Carey**
MOTION FAILED: 4-5

MOTION by Nadine Foley, SECONDED by Ann Dupee to place along SR 19, non-residential categories such as Industrial, Commercial or Office although they may have a residential component.

MOTION TO CALL THE QUESTION by David Jordan, SECONDED by Keith Schue.
FOR: **Newman, Foley, Parks, Schue, Dupee, Carey, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **Dunkel**

MOTION PASSED: 8-1

VOTE ON THE MOTION
FOR: **Newman, Foley, Parks, Schue, Dupee, Carey, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **Dunkel**
MOTION PASSED: 8-1

Mr. Schue asked if it would be possible to have a non-residential category that would provide flexibility for employment. Mr. Sheahan listed some of the uses allowed in Office including light manufacturing and said the allowable uses could be broadened.

MOTION by Keith Schue, SECONDED by David Jordan to create a new category called Turnpike Employment which would have the flexibility to locate office and industrial.

Mr. Sheahan suggested several ways to address this issue without creating a new category. Mr. Dunkel said this was a Small Area Plan and some of this area was currently zoned commercial.

PUBLIC COMMENT
Bob Curry addressed the difficulties facing the LPA as they try to plan for employment opportunities in the future. He suggested a category such as Employment Center.

Jeanne Etter briefly discussed the plan for the Chris Ford Commerce Park and suggested that those uses be reviewed.

MOTION RESTATED by Mr. Schue that a new category be designated for employment focused on the Turnpike corridor.

FOR: **Schue, Dunkel, Jordan**
ABSENT: **Elswick**
AGAINST: **Newman, Foley, Parks, Dupee, Carey**
MOTION FAILED: 3-5

Ms. Foley said she would support replacing some of the TN with Office. Mr. Carey suggested staff investigate the problem alluded to by Ms. Keedy and suggest how the County would be better able to accommodate business interests.

MOTION by Michael Carey, SECONDED by Richard Dunkel to have staff identify specific areas for employment opportunities and to bring a recommendation back to the LPA.

RESTATEMENT OF THE MOTION includingthat staff review business development issues such as lack of utilities, and adequate distance from residential areas which were discussed by Ms. Keedy.

Ms. Elswick said the County could identify potential parcels for business purposes that were of a specific size and had access to utilities etc.

MOTION by Sean Parks to call the question.
FOR: **Newman, Foley, Parks, Dunkel, Schue, Dupee, Carey, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **NONE**
MOTION PASSED: 9-0

RESTATED THE MOTION for staff to identify specific areas for employment opportunities.
FOR: **Newman, Foley, Parks, Schue, Dupee, Carey, Dunkel, Elswick**
ABSENT: **NONE**
AGAINST: **Jordan**
MOTION PASSED: 8-1

MOTION by Becky Elswick, SECONDED by David Jordan to ask staff for an estimation of the number of acres that should be set aside for economic development.
FOR: **Newman, Foley, Parks, Dunkel, Schue, Dupee, Carey, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **NONE**
MOTION PASSED: 9-0

MOTION by Becky Elswick, SECONDED by Nadine Foley to correct the scriveners error which shows a part of the Commerce Park as being Conservation, assigning Industrial Land Use category.
FOR: **Newman, Foley, Parks, Dunkel, Schue, Dupee, Carey, Jordan, Elswick**
ABSENT: **NONE**
AGAINST: **NONE**
MOTION PASSED: 9-0

MOTION by Keith Schue to address the areas designated on the draft Future Land Use Map as Commercial but really are not. The motion died for lack of a second.

Mr. Massa said the information provided to the LPA was a duplicate of data distributed previously to the LPA. He reviewed the projections for land allocation for employment opportunities to meet the needs of the additional 90,000 projected employees. Mr. Parks commented that those projections are based on the ratio that is currently being used. Mr. Dunkel discussed the ratios of residential to commercial and industrial and asked what the optimal ratio should be. Mr. Sheahan said in general, multipliers were used to maintain a current balance. Mr. Parks suggested that the ratios of other Counties be investigated and brought back to the LPA. Mr. Schue discussed the need for increasing

the number of higher income opportunities in the County. Mr. Massa discussed a "white paper" which found there was not a need for Class A office space within Lake County and he emphasized that such projects often require some public funding.

Ms. Foley said that the LPA was going to have to make a decision based on the data that is available, although she acknowledged that input from the business community had been lacking. She thought that acreage for economic purposes should just be designated.

MOTION by Nadine Foley, SECONDED by Michael Carey to designate the area along the turnpike west of Montverde and north of Minneola as Workplace.

There was discussion about the status of Minneola's annexation of the Hills of Minneola property.

The MOTION was withdrawn.

Ms. Elswick said that Collier County has a favorable ratio of residential and business and suggested staff investigate that ratio.

MOTION by Keith Schue, SECONDED by Nadine Foley to ask staff to look at the Turnpike corridor and identify opportunities for the Office land use category.

FOR:	**Newman, Foley, Parks, Dunkel, Schue, Dupee, Carey, Jordan, Elswick**
ABSENT:	**NONE**
AGAINST:	**NONE**
MOTION PASSED:	**9-0**

Mr. Schue clarified that the area he referred to was the segment of the turnpike corridor in the area of the Hills of Minneola Development of Regional Impact.

PUBLIC COMMENT

Jeanne Etter discussed the utility service areas and said Groveland Utilities does provide utilities into the commerce park. She said Eustis is providing utilities for Heathrow and Sorrento Hills.

Mr. Parks commented that although the WD has a residential component that it will contribute to the allocation for employment purposes.

In response to a question from Mr. Dunkel, Mr. Sheahan said staff would look into the situation regarding expansion of existing sand and peat mines. Ms. Dupee addressed the status of some mines and discussed the importance of setting aside large parcels for business purposes.

The Chair adjourned the meeting at 4:04 p.m.

Donna R. Bohrer Office Associate IV	Keith Schue Secretary