

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY**

OCTOBER 31, 2005

The Lake County Local Planning Agency met on MONDAY, OCTOBER 31, 2005 at 9:00 a.m. in Room 233 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
Anne 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
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Staff Present:

Gregg Welstead, Deputy County Manager; Interim Director, Growth Management Department
Melanie Marsh, Assistant County Attorney
Greg Milahic, Director, Economic Development and Tourism
Amye King, AICP, Deputy Director, Growth Management Department
Alfredo Massa, Senior Planner, Comprehensive Planning Division
Shannon Suffron, Senior Planner, Comprehensive Planning Division
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 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.

David Jordan and Richard Dunkel arrived late.

Greg Mihalic, Director of Economic Development and Tourism, said setting aside land in the Future Land Use Element (FLUE) for economic development was important to help balance the County's economy. He said he was representing the comments of the Industrial Development Authority (IDA). He said there was an imbalance between housing and commercial development in the County, and it adversely affects the health of the economy.

Mr. Mihalic said the IDA emphasized the importance of job creation to contribute to the County's prosperity. He explained businesses would be attracted by quality services. He said that involving the municipalities was crucial.

Ms. Dupee asked about the land uses in the area surrounding the Chris Ford Commerce Park. Mr. Mihalic said there was residential development pressure on those lands and they were working to extend commercial and industrial uses in that area. He said it was important to have space available for professional and medical offices. The IDA continues to investigate methods to support those goals.

After some discussion, Amye King, Deputy Director of Growth Management, said staff thought partnering with the cities on economic development could be included in several of the Comprehensive Plan policies.

In response to a question from Keith Schue, Mr. Mihalic said it was very important for the County and cities to have available lands, good transportation and other amenities for businesses. Mr. Schue asked about business incentives so the same amenities do not attract more residential development. He thought it was important to set aside acreage and to place restrictions on it so it does not become residential.

Becky Elswick asked if the IDA had any criteria to help determine the best sites for commercial and industrial uses. Mr. Mihalic said it would be best to look at what successful areas have done and to locate those areas all over the County. In response to a question from Ms. Elswick, Mr. Mihalic said the cities are working to develop their downtown areas.

In response to a question from Michael Carey, Mr. Mihalic said site selective lists are available. He said Lake County has attracted smaller, family owned businesses. Mr. Mihalic said the Economic Development Council (EDC) was their primary source of economic information.

Nadine Foley said the Joint Planning Areas (JPAs) could be used to foster economic development and pointed out it would be possible to locate jobs close to residential areas.

Mr. Schue thought there were some pro-active things that could be done to attract high-end jobs. Mr. Mihalic said incentives are available for businesses that create higher paying jobs.

In response to Ms. Elswick's comments about Lake County not becoming a bedroom community for Orlando, Mr. Mihalic discussed the importance of small businesses and medical offices to Lake County's economy, he said Lake County was working to encourage those businesses.

Ms. Dupee thought fast track permitting for businesses would be a plus.

Mr. Carey thought attracting mid-sized businesses would be important because they are more stable and provide more opportunities.

Public Comment

Linda Bystrak asked if there were any brown field sites in the County and asked if federal funds would then be available. Mr. Mihalic was not aware of any brown field sites and said that federal funding can make financing more difficult.

Greg Welstead thought the number of jobs available outside the County would always draw a percentage of Lake County citizens.

Ms. King said staff and the consultants are reviewing issues surrounding land set aside for economic development.

Richard Dunkel arrived at 10:00

Penn Design Studio: Central Florida, Our Region in the Year 2050

Linda Chapin, representing the University of Central Florida (UCF) Metropolitan Center for Regional Studies and MyRegion, narrated a presentation based on the Penn Design Studio Study and she emphasized the importance of thinking regionally.

Mr. Schue asked about the next steps for Myregion. Ms. Chapin said Myregion would be bringing in more technical tools to assist with regional planning.

In response to a comment from Mr. Carey, Ms. Chapin said quality education and quality of life issues are very important to economic development.

Mr. Jordan discussed the importance of educating the public regarding planning and growth management issues. Ms. Chapin described some of the current education efforts and the importance of informed voters. She said open spaces and protection of the environment was very important to the public.

There was a five-minute break.

Ms. King suggested discussing the equestrian industry while Mr. Mihalic was available.

Alfredo Massa, Senior Planner, referred to the staff comments at the end of the Objective submitted by Mr. Schue, titled "Enhance and Encourage the Equine Industry". Mr. Massa said although many members of the public had emphasized the importance of the equestrian industry, he has been unable to obtain objective information to support that objective.

Mr. Schue said the data is available and the economic value to the County is important enough to merit attention. Mr. Massa said he would work with Mr. Schue to obtain that data.

Mr. Dunkel suggested checking with feed stores and veterinary clinics and commented on the large amount of money spent on horses.

Robert Curry suggested that the State Department of Agriculture and the Federal Department of Agriculture might have data on Lake County.

Mr. Mihalic thought the equestrian industry in Lake County was primarily recreational and he thought it should be encouraged in that capacity. He did not think it would become a "critical mass industry".

Mr. Jordan said one question would be where the equestrian concerns should be addressed in the Comprehensive Plan.

Mr. Dunkel thought a horseman's park would be a valuable addition to the County's park system and it would benefit tourism.

Ms. Foley said she would see if she could locate any data specific to Lake County.

Future Land Use Map

Francis Franco, Senior GIS Analyst, said that Lake County's 2002 Existing Land Use Map (ELUM) was the foundation of the 2025 Future Land Use Map and the other sources of data. He said there were problems because not all the municipalities have the GIS capability that is comparable to the County's.

In response to a question from Mr. Dunkel, Mr. Franco said information had been received from the cities in various formats. He added that staff had been working to resolve those issues.

Mr. Schue said it was important to define JPA boundaries and to locate urban densities throughout all of the JPAs. He was concerned that there be sufficient allocation for the projected population without over allocating. Ms. King explained staff had not yet reached that point but the methodology used in building the map will include that information. She explained in greater detail some of the methodology. Ms. King also

explained staff has been working with the Community Enhancement Areas to better define what those communities would like to have.

Mr. Carey said the map's legend was complicated. Mr. Franco explained staff was working to standardize all of the map colors.

Mr. Jordan thought listening to what the cities would like to have in their JPA areas without excluding urban areas would yield a more objective view of the cities' intentions. Ms. King said staff has not negotiated with the cities, they have just received the data.

David Jordan left the meeting.

Mr. Dunkel asked if a build out figure had been calculated based on the Future Land Uses currently in place. Mr. Massa said it had been done and the build out population was well over a million. Mr. Dunkel thought placing those figures on a map to show the location of those densities would be valuable.

Mr. Schue said the build out figure of over a million would be far in excess of the population projections. He added that not all properties are built out to the maximum. He would be interested in having all of those factors included in the build out figure. Ms. King explained that those calculations had been done. She said staff referred to it as the "developable lands layer" and that it includes the existing land use. One assumption that was made is that property now built on will not be changed. Staff knows those densities are less than what the map allows. She said that information would be made available to the LPA.

In response to comments from Ms. Dupee regarding densities, Ms. King explained some cities want lower densities and others are looking for multi-family housing.

Mr. Schue said when all of the data is mapped they would be able to decide how the FLUM might be changed. He asked if some densities would be "rolled back". Ms. King said that would be their recommendation subject to subsequent approvals. She said one important issue will be situations where the zoning has been adopted because those properties will be "vested". She added a Planned Unit Development (PUD) layer would be part of the calculations.

Mr. Dunkel asked if open space issues in PUDs could be reconsidered. Melanie Marsh, Assistant County Attorney, explained the only way to change a vested PUD was at the request of the applicant. He asked if the open space definition was changed could it be applied to those properties where zoning has been granted. Ms. Marsh said yes, unless there was an existing building permit. There are no vested rights in zoning. However, if there is a building permit or some type of development permit the open space requirement could not be changed. Mr. Welstead said once a development is platted, the open space is set. Ms. Marsh said if no development had taken place it might be possible to change the open space requirement.

Public Comment:

Linda Bystrak suggested publicly posting the Penn Design study maps because she thought they could increase citizen involvement. She asked if Ms. Chapin could address each of the municipalities. Ms. King said perhaps the local planners would invite Ms. Chapin to speak. However, the County cannot address the agendas of the cities.

Rob Kelly, Citizens Coalition of Lake County asked Ms. King if and when the County will be negotiating with the cities and did she believe they were prepared to “deal with” the personalities. Ms. King explained staff doesn’t intend to enter negotiations unless it is necessary. The final decision would be the LPA’s. Mr. Franco explained some of the information from the cities was hand drawn on maps and subject to error. Staff is working on resolving those issues.

Mr. Kelly said densities on the FLUM could be legally lowered and said that issue had been before the U.S. Supreme Court. He wanted the LPA and staff to remember that densities can be lowered.

Mr. Dunkel and Ms. Foley discussed the visioning done several years ago and how that vision was implemented.

Robert Curry, Lake County Conservation Council, was concerned over the final sentence in the Summary of 2025 FULM methodology. He believed it implied a translation of the matrix to the new map. He thought a reason would be needed to explain the exception. Ms. King said that was the reason for the conversation about the cities’ input on the JPAs, the implications of the ELUM and the developable lands.

In response to Mr. Curry, Mr. Schue added that it was not intended to translate the old categories into new categories. He said the map will be examined and there will not be a straight translation table. Ms. King concurred.

Mr. Curry asked where the “walk across point” was, where decisions would be made to have higher or lower densities. Chairman Newman suggested Mr. Curry discuss these issues with staff. Ms. Foley said there is presently an over-allocation in the unincorporated area of the County on the FLUM. She said the guiding principle should be to allocate for the proper amount of density for the next 20 years. She commented that the Comprehensive Plan is reviewed periodically.

Shannon Suffron, Senior Planner, summarized the recently received memo from Renaissance Planning Group. The first question asked by the consultant was how the County wanted to grow. That would include information on greenprinting, clustering/Conservation Subdivision Design (CSD) and activity centers. The second question was where does the County want to grow, which would include information on Transect-Based Planning. Ms. Suffron said the memo would be discussed at a later date.

Mr. Dunkel asked if there were local examples of these design principles and said perhaps information on them could be placed on the website.

Mr. Schue said clustering was economically viable even, without massive density bonuses. He was concerned about density bonuses and stated that DCA requires that land use categories define a maximum density. He asked if clustering would be the only way to get maximum densities; he was concerned about some of the language regarding land uses with mandatory clustering. Ms. King agreed with his statements.

Ms. Foley asked if the maximum density on high density residential had been decreased from 22 units per acre. Ms. King explained that when the population was calculated based on developer requests for mixed development districts, those levels were very high. So the new density of twelve (12) units per acre was created. She said staff would keep the LPA informed as population numbers are calculated by staff.

Mr. Welstead asked if the mixed development district would preclude 18 or 20 units per acre. Ms. King said DCA requires that calculations be based on the "worse case scenario". She said requests for higher densities would have to come in under high density residential or the high intensity. Mr. Welstead said although a portion of the density might be higher, the overall density would be lower, similar to a PUD.

Old Business

Ms. Suffron said the presentation on the Conservation Element would be forthcoming.

There was discussion on the pending contract for greenprinting and the Rural Lands Stewardship Program.

Mr. Schue submitted an e-mail that he had received from Linda Bystrak, and he said he would forward that e-mail to Ms. King.

Becky Elswick updated the LPA on the school concurrency meetings. She said many questions still need to be addressed and there are concerns regarding implementing the plan. She said they have agreed on a work plan. Ms. King explained that any of the local governments that do not agree to the plan will not be able to submit Comprehensive Plan amendments to DCA and school board funding will be suspended. Ms. King said a website will be dedicated to this project. There was discussion regarding regional versus county-wide school concurrency. Ms. King said the consultants hired by the County were involved in developing the school concurrency program in Palm Beach County.

In response to comments from Ms. Bystrak, Ms. King explained the County's consultant had just been hired and they would be meeting them soon.

Mr. Kelly hoped a concurrency program could be developed that would work for Lake County. Ms. King said in Palm Beach County the schools had met their capacity goals,

schools were able to keep up with development and no permits were denied because of the lack of school concurrency.

There was additional discussion on capacity levels, the use of portable classrooms, financial feasibility, Level of Service (LOS) and the methodology to be used.

The Chair adjourned the meeting at 12:00 p.m.

Donna R. Bohrer
Office Associate III

Keith Schue
Secretary