

**MINUTES
LAKE COUNTY
LOCAL PLANNING AGENCY**

NOVEMBER 16, 2006

The Lake County Local Planning Agency met on THURSDAY, NOVEMBER 16, 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:

Sanford A. Minkoff, County Attorney
Amye King, AICP, Deputy Director, Growth Management Department
R. Wayne Bennett, AICP, Planning Director
Brian Sheahan, AICP, Chief Planner, Comprehensive Planning
Kitty Cooper, Director, Geographic Information Services Division
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 9:00 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.

TABLE OF CONTENTS

<u>AGENDA ITEM:</u>	<u>AGENDA DESCRIPTION</u>	<u>PAGE NO.</u>
	To Be Continued to December 21, 2006	
	ORDINANCE RELATING TO HEAVY INDUSTRIAL USES: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS CHAPTER II, ENTITLED DEFINITIONS; SECTION 3.01.02, ENTITLED CLASSIFICATION OF USES; SECTION 3.01.03, ENTITLED SCHEDULE OF PERMITTED AND CONDITIONAL USES; SECTION 3.01.04, ENTITLED KEY TO CONDITIONS IN TABLE OF PERMITTED AND CONDITIONAL USES; SECTION 6.08.03, ENTITLED OTHER DEVELOPMENT; SECTION 9.01.04, ENTITLED LANDSCAPE REQUIREMENTS; SECTION 9.01.04, TABLE 9.01.04.B.2.A, ENTITLED LANDSCAPE PLANTS FOR BUFFERS BETWEEN LOTS AND RIGHTS-OF-WAY; SECTION 9.01.04, TABLE 9.01.04.B, ENTITLED LANDSCAPE BUFFERS BETWEEN ZONING TYPES; SECTION 9.01.10, FIGURE 2, ENTITLED LAND USE BUFFERING STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.	
	ORDINANCE RELATING TO A TRANSPORTATION PROPORTIONATE FAIR SHARE PROGRAM: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 5.01.01; LAND DEVELOPMENT REGULATIONS, ENTITLED GENERAL PROVISIONS; AMENDING SECTION 5.02.00, LAND DEVELOPMENT REGULATIONS, ENTITLED CONCURRENCY MANAGEMENT SYSTEM; PROVIDING FOR AN OPTION FOR A PROPORTIONATE FAIR SHARE AGREEMENT; AMENDING SECTION 5.03.02, LAND DEVELOPMENT REGULATIONS, ENTITLED PUBLIC FACILITY/SERVICE CAPACITY REVIEW CRITERIA; AMENDING SECTION 5.03.04, LAND DEVELOPMENT REGULATIONS, ENTITLED ALTERNATE DATA FOR CAPACITY ANALYSIS; PROVIDING AN EXEMPTION FOR TRANSPORTATION CAPACITY FROM ALTERNATE DATA FOR CAPACITY ANALYSIS; PROVIDING FOR AN OPTION FOR A PROPORTIONATE FAIR SHARE AGREEMENT; AMENDING SECTION 5.03.07, LAND DEVELOPMENT REGULATIONS, ENTITLED PAYING FOR CAPACITY RESERVATIONS; CREATING SECTION 5.04.00, LAKE COUNTY CODE, LAND DEVELOPMENT REGULATIONS, ENTITLED PROPORTIONATE FAIR SHARE PROGRAM; PROVIDING FOR A METHOD OF MITIGATING IMPACTS ON TRANSPORTATION FACILITIES; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY; PROVIDING GENERAL REQUIREMENTS; PROVIDING THE APPLICATION PROCESS; PROVIDING FOR DETERMINATION OF PROPORTIONATE FAIR SHARE OBLIGATION; PROVIDING FOR IMPACT FEE CREDIT FOR PROPORTIONATE FAIR SHARE MITIGATION; PROVIDING FOR PROPORTIONATE FAIR SHARE AGREEMENTS; PROVIDING FOR	5

APPROPRIATION OF FAIR SHARE REVENUES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE RELATING TO ROAD FRONTAGE

8

STANDARDS: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 3.10.00, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED ROAD FRONTAGE; AMENDING SECTION REFERENCES TO MINOR LOT SPLITS AND FAMILY DENSITY EXCEPTIONS WHICH ARE CURRENTLY INCORRECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE CORRECTING DENSITY, IMPREVIOUS SURFACE, FLOOR AREA AND HEIGHT

9

REQUIREMENTS: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 3.02.06, LAKE COUNTY CODE, APPENDIX E. LAND DEVELOPMENT REGULATIONS, ENTITLED DENSITY, IMPERVIOUS SURFACE, FLOOR AREA, AND HEIGHT REQUIREMENTS WHICH IS CURRENTLY INCORRECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Discuss the Future Land Use Map and Future Land Use Element

MOTION by Michael Carey, SECONDED by Sean Parks to approved the May 18, 2006 minutes as submitted.

FOR: Newman, Foley, Schue, Carey, Parks, Dunkel, Dupee, Jordan, Elswick

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by Michael Carey, SECONDED by Sean Parks to approved the June 21, 2006 minutes as submitted.

FOR: Newman, Foley, Schue, Carey, Parks, Dunkel, Dupee, Jordan, Elswick

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

MOTION by Michael Carey, SECONDED by Sean Parks to approved the July 20, 2006 minutes as submitted.

FOR: Newman, Foley, Schue, Carey, Parks, Dunkel, Dupee, Jordan, Elswick

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

ORDINANCE RELATING TO A TRANSPORTATION PROPORTIONATE FAIR SHARE PROGRAM: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 5.01.01; LAND DEVELOPMENT REGULATIONS, ENTITLED GENERAL PROVISIONS; AMENDING SECTION 5.02.00, LAND DEVELOPMENT REGULATIONS, ENTITLED CONCURRENCY MANAGEMENT SYSTEM; PROVIDING FOR AN OPTION FOR A PROPORTIONATE FAIR SHARE AGREEMENT; AMENDING SECTION 5.03.02, LAND DEVELOPMENT REGULATIONS, ENTITLED PUBLIC FACILITY/SERVICE CAPACITY REVIEW CRITERIA; AMENDING SECTION 5.03.04, LAND DEVELOPMENT REGULATIONS, ENTITLED ALTERNATE DATA FOR CAPACITY ANALYSIS; PROVIDING AN EXEMPTION FOR TRANSPORTATION CAPACITY FROM ALTERNATE DATA FOR CAPACITY ANALYSIS; PROVIDING FOR AN OPTION FOR A PROPORTIONATE FAIR SHARE AGREEMENT; AMENDING SECTION 5.03.07, LAND DEVELOPMENT REGULATIONS, ENTITLED PAYING FOR CAPACITY RESERVATIONS; CREATING SECTION 5.04.00, LAKE COUNTY CODE, LAND DEVELOPMENT REGULATIONS, ENTITLED PROPORTIONATE FAIR SHARE PROGRAM; PROVIDING FOR A METHOD OF MITIGATING IMPACTS ON TRANSPORTATION FACILITIES; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY; PROVIDING GENERAL REQUIREMENTS; PROVIDING THE APPLICATION PROCESS; PROVIDING FOR DETERMINATION OF PROPORTIONATE FAIR SHARE OBLIGATION; PROVIDING FOR IMPACT FEE CREDIT FOR PROPORTIONATE FAIR SHARE MITIGATION; PROVIDING FOR PROPORTIONATE FAIR SHARE AGREEMENTS; PROVIDING FOR APPROPRIATION OF FAIR SHARE REVENUES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

T. J. Fish, Executive Director of the Lake/Sumter Metropolitan Planning Organization (L/SMPO), introduced the ordinance. Mr. Fish explained that the background to this ordinance would also be relative to upcoming transportation concurrency issues. He said adoption of a Proportionate Share Ordinance was required of all local governments as part of Bill 360. He said a working group had taken the model Department of Transportation (DOT) ordinance and “tailored” it to fit the needs of Lake County.

Mr. Fish said the largest issue in Lake County is intergovernmental coordination, including regional planning. He said concurrency requirements for timing and funding are part of the requirements of Senate Bill 360. This ordinance allows for the payment of a proportionate share of transportation costs to be paid by the developer for projects that do not meet concurrency. This “pay as you grow” allows for the “leverage of private dollars” in addition to impact fees.

Mr. Fish explained that if a project is funded for construction within the first three years of the work program, then the legislation says concurrency has been met. Road projects in the work program beyond the three year limit signals that proportionate share is possible. He emphasized the significance of placing projects on the list of work programs.

Mr. Fish said there could be multiple party agreements on proportionate share because development impacts cross jurisdictional lines. He added that an update of the County’s

Transportation Concurrency Management System would be forthcoming and the MPO was hoping for a “master system” for transportation concurrency reviews.

In response to a question from Sean Parks, Mr. Fish said only “funded construction projects” within the three year time frame are subject to Proportionate Share.

Keith Schue referred to Section 5.03.02 A.1.a and said he thought it was important to define a de minimus impact. Sanford Minkoff, County Attorney, said de minimus was defined in Chapter 5 and not included here because it was a duplicate. Mr. Fish said Senate Bill 360 requires that de minimus impacts must be tracked, reported annually and said the one percent was part of the legislation. He further explained that the scale of the development was a factor, as well as the type of facility.

Referring to 5.04.02, Mr. Schue asked if “local law” referred to the Comprehensive Plan and suggested wording to be inserted. Mr. Minkoff said local law would also include development orders. Mr. Schue was concerned about possible exemptions. Mr. Minkoff explained that transportation capacity still must be funded through the Capital Improvements Element (CIE) which is reviewed annually by the Department of Community Affairs (DCA). He suggested substituting “as provided by law” to address Mr. Schue’s concern. Mr. Fish said that existing road capacity should be seen as a valuable commodity.

Mr. Schue referred to the second sentence in Section 5.04.03 (C), which he felt was overly broad. Mr. Minkoff said that language was taken directly from the legislation. Mr. Fish explained that the language needs to be broad because different jurisdictions will be involved. Mr. Schue asked if the formula shown in 5.04.05 (C) would always apply. Mr. Minkoff explained that although road capacity might not be available, a development could create a bus system which would not be applicable to the formula.

Mr. Schue referred to 5.04.05 (D) and asked why the percentage was not simply one hundred percent of the value. Mr. Minkoff said generally the assessments of the property appraiser are at the eighty percent range and commented on the difference between those appraisals and “real appraisals.”

Mr. Schue remained concerned about how impacts would be resolved and thought the “real life on the ground impacts” should be addressed.

MOTION by David Jordan, SECONDED by Sean Parks to recommend the Proportionate Share ordinance for approval as presented.

Chairman Newman commented that LPA members could contact staff before meetings to have questions answered and that much of this discussion could have been resolved beforehand.

Richard Dunkel referred to 5.04.03.B and asked about projects beyond the five-year limit and asked if a development could move those road improvements to the five-year plan.

Mr. Minkoff said projects not included in the five-year plan would have to have a mechanism to pay for that road within the five year plan. Without that plan, the County would be found to be "not in compliance" with their work plan and other projects might have to be removed from the five-year plan. He said this applied only to projects approved by the BCC to be included in the five-year plan.

In response to comments by Mr. Parks, Mr. Fish discussed the importance of realistic alternative transportation and said projects would not be approved based on an "imaginary transit system."

PUBLIC COMMENT

Rob Kelly, Citizens Coalition of Lake County (CCLC) interpreted the Chairman's comments as "not encouraging public discussion" which he felt was very important to facilitate the understanding of the public. He agreed that some questions could be addressed by meeting with staff. Chairman Newman said the intent of her comment was that it was the responsibility of members to prepare for meetings as much as possible so that the public meetings can be run efficiently. She did not intend that anyone should not be allowed to ask questions.

FOR: Newman, Foley, Carey, Parks, Dunkel, Jordan, Elswick
ABSENT: Dupee
AGAINST: Schue
MOTION PASSED: 7-1

Mr. Schue felt he was prepared for meetings and that he recognized the work that went into this ordinance. He supported the ordinance in many ways and believed his concerns could have been addressed with simple language changes.

Mr. Jordan suggested that debate among the LPA could be limited and he complimented the Chairman for her efforts to have meetings run efficiently. There was discussion by several members on running meetings efficiently and the difficult job of the Chairman.

ORDINANCE RELATING TO ROAD FRONTAGE STANDARDS; AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 3.10.00, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED ROAD FRONTAGE; AMENDING SECTION REFERENCES TO MINOR LOT SPLITS AND FAMILY DENSITY EXCEPTIONS WHICH ARE CURRENTLY INCORRECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Customer Services Director Terrie Diesbourg explained that this ordinance was being proposed to correct the reference to the lot split section in the Land Development Regulations (LDRs).

MOTION by Sean Parks, SECONDED by Michael Carey to approve the Ordinance relating to road frontage standards as presented by staff.

FOR: Newman, Foley, Carey, Schue, Parks, Dunkel, Jordan, Elswick

ABSENT: Dupee

AGAINST: None

MOTION PASSED: 8-0

ORDINANCE CORRECTING DENSITY, IMPREVIOUS SURFACE, FLOOR AREA AND HEIGHT REQUIREMENTS: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 3.02.06, LAKE COUNTY CODE, APPENDIX E. LAND DEVELOPMENT REGULATIONS, ENTITLED DENSITY, IMPERVIOUS SURFACE, FLOOR AREA, AND HEIGHT REQUIREMENTS WHICH IS CURRENTLY INCORRECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Customer Services Director Terrie Diesbourg explained that this ordinance was being proposed to correct the density in the Urban Compact Node to 5.5 dwelling units per acre. In addition, Ms. Diesbourg said staff is recommending adding Note 4 to A-1-20 and to A-1-40 and retain Note 4 under Urban Compact Node.

Mr. Schue said if “net” was placed in front of acre in A-1-20 and A-1-40 and retained under the Urban Compact Node that the note would not be necessary.

MOTION by Keith Schue, SECONDED by Nadine Foley to insert the word “net” in front of “acre” in the A-1-20 and the A-1-40 and in the Urban Compact Node.

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

MOTION BY Michael Carey, SECONDED by Sean Parks to recommend approval of the Ordinance Correcting the Density, Impervious Surface, Floor Area and Height Requirements as amended.

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

PUBLIC COMMENT

Robert Curry said he had submitted to staff a proposed new land use category titled Urban Employment Center that would reserve land for business use without the specificity of the current categories.

ECONOMIC DEVELOPMENT

Richard Levy said his presentation would focus on job creation and economic development. He said he was an Urban Geographer and has many years of experience in local government. He is now employed in the private sector and does represent some landowners in the County. He added that his presentation had been previewed by staff.

Mr. Levy addressed creating jobs, preserving the quality of life, creating an effective economic strategy and the best locations for economic development. He said strong Comprehensive Plan policies can balance quality of life and environmental issues with

economic growth. He said employers look for unique places to locate their businesses. Mr. Levy suggested it was important to recognize the County's strengths and to the partner with institutions such as higher education. He thought the County's location was its biggest strength. He discussed factors considered by site selection committees when evaluating areas for investment. He suggested "reversing the commute" be a goal for the County because the job base generates wealth. He addressed potential economic areas discussed by the LPA and that he believed that Orange County and the City of Orlando were the economic core of the area. He thought the accessibility of the Beltway would create higher wage employment than that along the turnpike corridor.

Ann Dupee arrived at 10:30 a.m.

Mr. Levy said the uniqueness of place and mixed-use communities with live and work environments were important to employers. He thought cooperation with the cities could create an environment for high wage job creation.

Mr. Levy stated he felt the Beltway area and the area close to Horizons West had the greatest potential to create high wage jobs. He said it was important to have policies that support the County's strengths such as accessibility.

Mr. Dunkel agreed on the importance of the relationship between Lake and Orange Counties and that accessibility can create economic growth especially when combined with education. Mr. Levy said the County should collaborate with the cities to create economic opportunities because the cities provide the utilities and to take a regional approach. He thought flexibility on density and building heights was important and believed that, in effect, the LPA was planning for northwest Orlando. Mr. Levy thought the County would be well situated once there was an economic development vision.

Some of the following topics were discussed by the LPA: flexibility in zoning and planning issues; that the turnpike could be more of a factor beyond warehouse and distribution uses; the Workplace District; the importance of taking a more regional approach; the number of employees commuting long distances out of Lake County and the medical/sports possibilities within the Clermont area. Because the County has an imbalance of residential the LPA discussed the importance of development providing more employment than residential.

Mr. Schue said that he agreed with the need to provide higher-wage employment opportunities, but strongly disagreed that the Florida Turnpike should be dismissed as only suitable for warehouses and distribution. He indicated that focusing employment only along the 429 beltway would serve a limited part of the county and ignore employment needs within other population centers, especially along the turnpike. Mr. Schue also expressed concern with the Workplace district and stated that it could cancel out the benefits of providing employment within an established residential area if it added a lot more additional residential within that same area. He also reminded the LPA that Mr. Levy was employed with McIntosh and Associates, who represented the Karlton project. Mr. Dunkel said that employment centers are typically located on beltways. Mr.

Schue responded that it is appropriate in general to have employment centers on major transportation corridors where significant population exists or is planned, and that the turnpike certainly qualified.

MOTION by Richard Dunkel, SECONDED by Ann Dupee to have staff investigate policies to implement the ideas presented by Mr. Levy and to report back to the LPA at the next meeting.

Mr. Schue thought the Board of County Commissioners (BCC) should form a task force on this issue. Ms. Foley thought identifying suitable areas for economic opportunities was the first priority. Mr. Carey said he would support defining a unified vision for the County. In response to comments regarding clarification of the motion, Mr. Dunkel believed it was possible to have a high class development in south Lake County and preserve a green belt. He said it was important to take advantage of developments in Orange County.

R. Wayne Bennett, AICP, Planning Director suggested suspending this discussion until later in the meeting.

MOTION by Sean Parks, SECONDED by Nadine Foley to table the previous motion.

FOR: Newman, Foley, Schue, Carey, Parks, Dunkel, Dupee, Jordan, Elswick

ABSENT: None

AGAINST: None

MOTION PASSED: 9-0

PUBLIC COMMENT

Fred Cranmer supported the use of planning to protect rural areas. He was concerned that the quality of life issues should be a reflection of the residents of Lake County. He said it was important that those qualities were not lost.

There was a five-minute break and the meeting reconvened at 11:23 a.m.

PUBLIC COMMENT

Anita Simpson said she owned an active citrus grove on the border of Howey, which currently has an Urban Expansion land use. She said it has been included in the Rural Protection Area and she would like to retain the Urban Expansion densities for the future.

Mr. Bennett said planning is an ongoing process and because the County's position is so dynamic it might be better to plan for the next 10 years instead of 20 years. He said a vision was important when reviewing and comparing policies, however, creating a vision requires a significant amount of time and at some point the 2025 Plan has to be completed.

Mr. Bennett recommended planning for ten years, setting a goal to fine tune the plan in

two years and stated the Evaluation and Appraisal Report (ERA) is due in August of 2008. He discussed the projects for next year, including the economic visioning by the BCC. He would like to have an analysis done on vacant lands that are susceptible to change and said that analysis would require time.

Ms. Foley discussed some of the visioning done by the LPA and said their vision has been emerging. She thought not having a stated vision allowed for additional flexibility. In response to Mr. Dunkel's suggestion to have a "place maker FLUM," Mr. Bennett said the entire Future Land Use Element (FLUE) would have to be rewritten to accommodate that. He said staff would like to investigate a reserve future land use category to accommodate the second ten years of the Plan. Mr. Bennett suggested developing a Work District (WD) emphasizing jobs with supporting residential to create sense of place. Mr. Carey agreed that a vision for the County was developing through their policies. He referred to concerns he had addressed to staff. Mr. Schue commented on the progress made to this point and said he opposed the idea of an undefined "reserve" future land use category. Chairman Newman agreed with the importance of finishing the transmittal and said that fine tuning the Plan could occur later. Mr. Dunkel wanted to have a firmer basis for economic planning. Ms. Foley said the purpose of the EAR was to improve the Plan and she wanted to have a solid Plan in place. Ms. Dupee suggested meeting more frequently and said if the Plan didn't move forward, that the economic growth areas could become unavailable.

PUBLIC COMMENT

Robert Curry said the adopted Plan includes vision statements for economic development which were not included in the 2025 Plan. He agreed the Plan needed to be submitted but acknowledged planning was an ongoing process.

MOTION to take the motion off the table by Richard Dunkel, seconded by Nadine Foley.

FOR: Newman, Foley, Schue, Carey, Parks, Dunkel, Dupee, Elswick

ABSENT: Jordan

AGAINST: None

MOTION PASSED: 8-0

RESTATE THE MOTION to have staff present a path forward to implement the vision of Mr. Levy's presentation.

Mr. Bennett said the agenda for December 21, 2006 is pretty full and suggested scheduling this at a different date. He said he would like to discuss this further with Mr. Dunkel before proceeding. Ms. Newman believed the motion was unnecessary and said she would not support it. Mr. Schue thought an economic plan should encompass viewpoints other than just the one heard today and direction should come from the Board of County Commissioners (BCC).

PUBLIC COMMENT

Rob Kelly said many groups support economic development and suggested soliciting

more than one person's viewpoint.

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

The meeting broke for lunch and reconvened at 12:50 p.m.

Chairman Newman read into the record a letter from Robert Thielhelm, a recently elected Mt. Dora Council member, regarding population projections.

PUBLIC COMMENT

Jim Miller said he owned a farm in the transitional Wekiva area and thought buffers between farming and residential areas should be larger. He suggested open space should be located close to areas with lower densities. He was concerned if agriculture would continue to be an allowable use.

Brian Sheahan, AICP, Chief Planner, said buffer sizes were delineated in the Land Development Regulations (LDRs) and clustering was required in the one dwelling unit per acre density. He said Florida is a Right to Farm State, which means farming takes precedence and farms can be started wherever it is an allowable use.

Mr. Schue added that Policy 1.3.3 stated clustering must not be incompatible with adjacent uses.

Karen Carver said she resided on Robie Avenue in the Mt. Dora area. She said the subdivision she lived in has an Industrial land use, which the residents do not want and they do not want to be annexed.

Mr. Parks agreed there was a lot of interest in protecting the Wolf Branch Sink area because of the vulnerability of the aquifer.

Catherine Corbett Christie was concerned about the proposed industrial uses near the Wolf Branch Sink and the wetlands in that area. She said all the residents oppose the Industrial uses and presented a petition to the clerk. She did not want to see more "cookie-cutter subdivisions" in Lake County.

Lisa Aleman said she owned property off SR 19 in the Howey area, which is designated Suburban, and she objected to having it changed to RPA. She described some of the surrounding land uses including subdivisions, townhouses and commercial which have already compromised her rural lifestyle.

Fred Cranmer discussed the Ferndale boundary line and said the Friends of Ferndale wanted to move forward with the special planning area process.

During discussion on the Ferndale area, Mr. Bennett said he had met with the County's Community Enhancement Coordinator about the special planning areas process and said staff would like both Community Enhancement Areas (CEAs) placed on the FLUM.

David Jordan returned to the meeting at 1:20 p.m.

Mr. Bennett and the LPA discussed a program for completing the 2025 Plan. He suggested the cities' comments and the text edits be placed on the December 21, 2006 agenda. He said if the LPA wanted to keep January 2007 as a goal for transmittal, there were two options if an opportunity for public comment was to be provided.

The first option was that the LPA could hear the individual public comments and proposals. The other option would be for staff to hear those proposals, write summaries with recommendations for the LPA prior to the meeting at which action would be taken. He said where staff agreed with the land-owners requests those requests could be placed on a consent agenda to facilitate the meeting.

Mr. Carey and Chairman Newman both stated they had no problem with a consent agenda. The Chairman said items could be pulled from the consent agenda by any member of the LPA.

Mr. Schue said they had never discussed a consent agenda before and there had been a deadline earlier in the year for land-owners to request land use changes. He doubted a consent agenda would be appropriate for land use changes because they need data and analysis.

Mr. Bennett said these requests would be similar to those heard earlier that day. He said back-up data would be available, such as the nature of the request, what property is involved, a property map and staff's basis for their recommendation.

Mr. Carey said only items staff considered appropriate for the consent agenda would be placed on it. In addition, any LPA member could pull any item from the consent agenda for review. Mr. Parks said the LPA has continued to hear comments and requests from individuals since the deadline. Mr. Bennett thought if staff had a problem with a request, the LPA would probably also be concerned. He added that some of the requests could be mapping errors.

Chairman Newman asked if January was an acceptable date for transmittal. Mr. Schue was concerned about the potential number of requests and Mr. Bennett agreed if a large number of requests were received it could affect the schedule. Mr. Schue did not think requests should be solicited again. Mr. Bennett wanted to be sure all public comments had been heard and acted upon. Mr. Parks questioned if a special notice was necessary when the LPA had been taking public comment at every meeting. Mr. Bennett said he wanted to be sure every request had been reviewed by the LPA. Mr. Dunkel agreed it was appropriate because land use definitions had been changed and there was a draft FLUM. Mr. Carey referred to the LPA's position that no property owner should be

adversely affected by their actions and he supported staff on this issue. Ms. Foley did not consider this the same as the earlier requests and believed this was an opportunity for land owners to respond to the draft of the Comprehensive Plan. She said changes have been made since the previous deadline, including the RPAs and she thought the LPA needed to hear from all of the people. Mr. Schue understood requests generated in response to actions of the LPA should be heard, but thought the deadline had passed for requests on parcels which had not been changed. Mr. Parks agreed with the consent agenda and transmittal of the Plan on the 18th of January. He asked about just advertising for the transmittal. Mr. Bennett said time would have to be set aside to hear all those requests.

MOTION by Michael Carey, SECONDED by Sean Parks to set January 18, 2007 as the transmittal date and for use of a consent agenda.

Mr. Schue said he could not support the motion without knowing how many requests would be forthcoming and asked about the text amendments. Mr. Bennett said the text amendments were Rural Support, Commercial/Business, Sunnyside, and possible changes to the Wekiva, the Emerald and the Ocala Area policies and possibly something on economic issues.

PUBLIC COMMENT

Bob Curry said there was not a FLUM when the comments from the land-owners had been solicited. Those comments were from land-owners who requested changes from the adopted land use on their property, whereas this is an opportunity for land-owners whose property may have been impacted by the draft FLUM. He did not believe this motion allows enough time or that the FLUM would be completed in time for the targeted transmittal date.

Pete Alvarado said he represented the Bartletts who owned land on SR 44 in Eustis. He thought land-owners whose property had been affected by the draft FLUM should have an opportunity to address the LPA.

Lowrie Brown said many land-owners have not been aware of this process. He believed they deserved an opportunity to address the land use changes made on their property and that they should not be denied an opportunity to address their concerns because of a deadline. He thought the LPA had done a great job planning "how the County should grow, but less on where it should grow." He said the FLUM was the most important part.

RESTATE MOTION by Michael Carey to accept January 18, 2007 as the transmittal date and that a consent agenda be used as deemed appropriate and necessary by staff.

FOR: Newman, Foley, Jordan, Carey, Parks, Dunkel, Dupee, Elswick

ABSENT: None

AGAINST: Schue

MOTION PASSED: 8-1

There was brief discussion about scheduling additional meetings. Mr. Bennett said staff would make a recommendation on the possibility of scheduling extra meetings. There was agreement to only vote on a completed Plan.

After some discussion, it was agreed staff would review the land-owners' requests and place appropriate ones on the consent agenda.

Mr. Sheahan reviewed the draft RPAs. It was the consensus of the LPA that the Ferndale boundary be adjacent to the Sugarloaf Mountain development and there was agreement with other boundary adjustments to that RPA as shown on the screen. During review of the Ocala/Wekiva Rural Protection Area, comments were made to adjust the diagonal line so it would follow parcel lines and to reflect the existing commercial area located at the intersection of SR19 and SR 42. During discussion on the site of the Golden Gem spray field, it was agreed the zoning should be changed to an appropriate residential land use consistent with the RPA.

Becky Elswick left the meeting at 2:02 p.m.

There was discussion regarding the Emeraldal Marsh protection area, specifically the area in the vicinity of the Harbor Hills development.

MOTION by Keith Schue, SECONDED by David Jordan to recognize Harbor Hills and other development(s) to the northwest as existing non-conforming uses within the Rural Protection Area.

Mr. Sheahan said Florida Statutes states nonconforming uses should be eliminated. He realized the intention was to "grandfather in" these developments but thought it best to exclude them.

PUBLIC COMMENT

Vicki Zaneis believed protecting rural areas was important and said boundaries should not be fragmented. She thought everyone understood there were existing suburban intrusions in these areas and including them was better than "carving chunks out of the protection areas." She said the surrounding area provides valuable wildlife habitat.

Jon Pospisil said he owned land designated as Urban Expansion, however, the most recent draft of the FLUM reduces the potential densities on his property. He would like to develop at one dwelling unit per acre, which he believed would be a transition between Carlton Village and the Emeraldal Marsh Protection Area.

RESTATE THE MOTION by Keith Schue to follow the boundary decided upon at an earlier date.

PUBLIC COMMENT

Lowrie Brown discussed an earlier decision of the LPA on his property and said this draft FLUM does not accurately depict that decision and the boundary line now divides his property.

Rob Kelly discussed his recollection of the decision made regarding Mr. Brown's property.

RESTATE THE MOTION by Keith Schue to put the boundaries of this Rural Protection Area back to where they were.

Ms. Foley said staff had been directed to make adjustments for existing developments and she would not support this motion because staff had done exactly what they had been asked to do.

Mr. Schue agreed with Ms. Foley and **RESTATED THE MOTION to address the portion of Harbor Hills so that the boundary line should go straight down.**

Mr. Sheahan suggested reviewing the aerial maps and Mr. Schue said the Planned Unit Development (PUD) boundaries were smaller than was shown in the RPA on the map.

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

MOTION by Keith Schue, by SECONDED David Jordan to exclude the specific boundaries of the Harbor Hills PUD from this RPA as depicted on attached Map Motion 1-3.

FOR: Foley, Schue, Carey, Parks, Dunkel, Dupee, Jordan
ABSENT: Elswick
AGAINST: Newman
MOTION PASSED: 7-1

There was discussion regarding Lowrie Brown's property.

MOTION by David Jordan, SECONDED by Michael Carey to leave the future land use on Mr. Brown's property as shown on the draft FLUM.

Mr. Schue discussed the southern boundary of the Emerald Marsh area and questioned if the transitional area was too large. Mr. Jordan and Mr. Schue discussed that portion of the boundary.

MOTION WITHDRAWN by David Jordan.

Mr. Parks suggested this issue be placed on the consent agenda with staff comments. It was Mr. Sheahan's understanding that the motion was to leave Mr. Brown's property as shown and that the southern boundary of the RPA was under discussion. There was extensive discussion regarding the protection area boundaries and the parcel lines of Mr. Brown's property. Mr. Schue suggested the entire area down to SR 44 could be included

in the RPA or that area could be rural transitional or tiers could be created.

MOTION by David Jordan, SECONDED by Nadine Foley to add the highlighted portion shown on the screen to the Rural Protection Area.

PUBLIC COMMENT

Egor Emory suggested developing criteria for RPAs or a transition band could be created. He suggested placing "a logical line" from northeast to southwest, some distance from SR 44 that followed parcel lines with a transitional area outside of that.

Jeanne Etter suggested that the LPA return to their earlier agreement.

Jack Champion supported returning to the boundaries lines agreed upon at the last meeting and thought somewhat higher densities along SR 44 were logical.

MOTION RESTATED by David Jordan to include what is now shown as blue into the Rural Protection Area as depicted on attached Map Motion 1-3.

FOR: Foley, Schue, Parks, Dunkel, Jordan

ABSENT: Elswick

AGAINST: Newman, Carey, Dupee

MOTION PASSED: 5-3

Mr. Sheahan asked if the LPA intended to have the specific policies for the Emeraldal Marsh Protection Area and the Wekiva/Ocala Protection Area apply to RPA 1 and RPA 2 and to modify those boundaries to reflect the RPA boundaries.

MOTION by Keith Schue, SECONDED by David Jordan that policies relating to the Wekiva/Ocala Protection Area encompass Rural Protection Area number 1.

FOR: Foley, Schue, Carey, Parks, Dunkel, Dupee, Jordan, Elswick

ABSENT: None

AGAINST: Newman

MOTION PASSED: 7-1

MOTION by Keith Schue, SECONDED by David Jordan that the described area encompass a subdivision and a church-owned property, and that the RPA boundary be drawn as shown on the screen.

Ms. Foley said that area was close to the Wedgewood subdivision and to Eustis. She added that staff had done what the LPA had requested which was to recognize existing subdivisions. Mr. Sheahan said if the boundary conformed to the motion, existing subdivisions would be "doughnut holes," which would maintain their current land use and zoning. Mr. Schue thought smaller subdivisions should be considered existing nonconforming uses. In response to a question from Mr. Carey, Mr. Sheahan said staff was recommending retaining the boundary as shown.

MOTION RESTATED by Keith Schue to make the northern property line of the

subdivision that is to the south of the screen as the boundary of the RPA.

Mr. Sheahan suggested the issue raised by Mr. Schue could be resolved by excluding the lake, following the opposite shoreline and going around the mobile home park.

MOTION RESTATED by Keith Schue to exclude the subdivision to the north and make that part of the Rural Protection Area (RPA), to make the church also part of the RPA, to make the larger parcel below that RPA.

MOTION withdrawn by Keith Schue.

MOTION by Keith Schue, SECONDED by David Jordan to accept the suggestion of staff, to run the boundary along the northern shore of Lake Yale, excluding the mobile home park, then following the western shore, the church property and the rural property south of the church property in the RPA.

There was discussion about the subdivisions and mobile homes affected by this motion.

MOTION RESTATED by Keith Schue to follow the north shore of Lake Yale over to the Sunlake Subdivision, to follow the western shore of Lake Yale to the “Here and There” subdivision as depicted on attached Map Motion 1-3.

FOR: Newman, Foley, Schue, Parks, Dunkel, Jordan

ABSENT: Elswick

AGAINST: Carey, Dupee

MOTION PASSED: 6-2

There was brief discussion on the RPA north of Mascotte and that the boundary followed the City’s boundary and not the road.

Mr. Schue suggested the boundary of the RPA in the northern part of the County match the boundary of the developed area in Astor.

MOTION by Keith Schue, SECONDED by David Jordan to have the western RPA boundary follow the developed area of Astor and to hold the straight horizontal line on the southern boundary as shown and to make the lands south of the boundary one dwelling unit per five acres.

Ms. Foley was concerned about the zoning in that area.

MOTION RESTATED by Keith Schue to accept the boundary on the west as shown, to retain the horizontal line on the southern edge of Astor and to include the parcels below in the RPA as depicted on attached Map Motion 4.

FOR: Schue, Parks, Dunkel, Jordan, Dupee

ABSENT: Elswick

AGAINST: Newman, Carey, Foley

MOTION PASSED: 5-3

Mr. Schue referred to RPA 4 and the Lake Jem area, Mr. Sheahan said staff had no objection to having the boundary refined to follow the subdivision boundary.

PUBLIC COMMENT

Jon Popesil said his property is north of Carlton Village, which has small residential lots. He would like to develop this property at one dwelling unit per acre in the area close to Carlton Village and the remainder at one dwelling unit per five acres, in order to provide a transitional area.

MOTION by David Jordan, SECONDED by Nadine Foley to exclude the Popesil property from the RPA.

MOTION WITHDRAWN by David Jordan.

MOTION by Keith Schue, SECONDED by David Jordan to place the area shown as cross-hatch outside of the RPA and from that eastern edge follow the boundary of the Carlton Village subdivision to the Airport Road.

MOTION RESTATED by Keith Schue to accept the boundaries as shown on the draft map and as depicted on attached Map Motion 5.

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

Mr. Schue said the area shown should be in the RPA not in the Workplace District.

MOTION by Keith Schue, SECONDED by David Jordan to exclude the lands north of O'Brien Road from the RPA, to follow the roadways as boundaries as amended and as depicted on attached Map Motion 6.

PUBLIC COMMENT

Lisa Aleman began to address the LPA however because her property was not subject to the motion it was decided to address her comments after the motion.

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

PUBLIC COMMENT

Lisa Aleman referred to her property which is located on SR 19 and Dewey Robbins Road and said she would like to have it removed from the RPA. In support of her request, she explained that Dewey Robbins Road is scheduled to be paved to Highway 27 and described the densities of developments in her area.

There was discussion on Ms. Aleman's property, Mr. Schue thought Rural Support might be appropriate for this property.

Karen Carver was concerned about the Robie Avenue area and was frustrated because she did not know when that area would be discussed by the LPA.

Mr. Parks said the City of Mt. Dora was scheduled to be at the next LPA meetings and suggested that Ms. Carver attend that meeting. Mr. Carey was concerned that enough time be allowed for citizens to address their concerns and said individuals are not able to attend every meeting. He said decisions made by the LPA can significantly affect resident's lives and property.

Mr. Bennett said staff was recommending from this point forward that landowners bring their requests to staff, that information will be packaged for presentation to the LPA.

Mr. Jordan said Ms. Carver's opportunities to be heard have not been exhausted because the LPA's recommendations would still be heard before the BCC. Mr. Carey said resident's have the responsibility to raise their issues because they are the ones affected.

Mr. Bennett suggested discussing the Robie Avenue area at this time because interested parties are present.

Mr. Parks said the industrial land use is a concern in the Robie Avenue area because of its proximity to the Wolf Branch Sink. He said some of the residents and staff of the Lake County Water Authority (LCWA) are concerned about protecting this area. Mr. Parks said Mt. Dora has some of the strictest regulations but many residents do not want to be annexed.

Mark Reggintin, Planner Director, City of Mt. Dora, said they based their recommendations on the current land use and zoning. He agreed that their Industrial use regulations are quite strict and said no heavy industrial uses would be allowed. He added that the City did not want to deprive anyone of their property rights.

Mr. Schue said the elevation of the land drops down south of Robie Avenue and said the topography could make that a logical boundary or the LPA could leave the land uses exactly as they are today. He supported industrial in some of this area because Mt. Dora regulations were so strict that those uses could be less detrimental than high density residential.

Several topics came up during discussion on this area including the Construction and Debris (C&D) landfill permit, appropriate uses after the landfill is full and the possibility of Workplace or Office uses.

PUBLIC COMMENT

Ms. Christie said the residents south of Robie Avenue are zoned Residential, Light

Manufacturing (LM) is further up the hill, then Agriculture, Residential and Industrial. She said residents do not want the industrial land uses.

MOTION by Keith Schue, SECONDED by Sean Parks to change the Land Use south of Robie Avenue to non-industrial uses.

Mr. Schue was concerned about a small business in the area being able to continue. Mr. Bennett said if that use is consistent with the zoning it can continue. Mr. Minkoff said it would be a non-conforming use, but that no changes would be allowed to the business or if the building burned down it could not be replaced.

PUBLIC COMMENT

Egor Emory said as a member of the Lake County Conservation Council (LCCC) he believed the highest priority should be protection of the sink and its drainage basin. He also believed the County should not base their land uses on Mt. Dora's recommendation unless the County believes those are the best uses.

Karen Carver said area residents are not in Mt. Dora and they don't think the City should designate land uses in that area. She said an area business had requested annexation and she was concerned about what uses would be allowed on that property.

There was further discussion on these industrial land uses and Mr. Parks suggested an overlay with special protections for the sink. Mr. Bennett agreed that a Special Area Plan with rules for water protection would be appropriate for this area and the area to the west. He said the County could adopt the regulations of Mt. Dora as appropriate for this area.

MOTION RESTATED by Keith Schue that the lands south of Robie Avenue be changed to residential land uses.

He discussed lots south of Robie Avenue with an Employment Center land use and Light Manufacturing (LM) zoning and said it might be better to adopt the land uses from the current FLUM.

MOTION WITHDRAWN by Keith Schue.

MOTION by Keith Schue, SECONDED by Richard Dunkel to move the Employment Center land use from the current FLUM to the draft FLUM for the area south of SR 46 with Industrial land use as depicted on attached Map Motion 7.

PUBLIC COMMENT

Ms. Carver was concerned that the frontage on 441 would be residential.

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

MOTION by Sean Parks, SECONDED by Nadine Foley to include the Industrial land use area between Mt. Dora and Mt. Plymouth in a Special Area Plan (SAP).

Mr. Bennett suggested including the area south of Robie Avenue in the motion so it would be included in the SAP.

MOTION RESTATED by Sean Parks to include the parcels south of Robie Avenue as depicted on attached Map Motion 8.

FOR: Newman, Foley, Schue, Parks, Dunkel, Jordan, Dupee

ABSENT: Elswick

AGAINST: Carey

MOTION PASSED: 7-1

Mr. Bennett said he saw this SAP in a stormwater context.

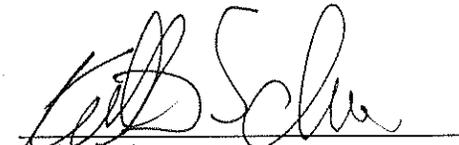
Mr. Bennett said staff doesn't have a concern about establishing a northern boundary for the Ferndale study area. He thought a consensus of the LPA would be sufficient and said that for the present time a Community Enhancement Area (CEA) overlay would apply to Ferndale. There was a consensus on that issue.

There was a brief discussion regarding the term limits of some LPA members with Mr. Minkoff.

The Chair adjourned the meeting at 4:28 p.m.

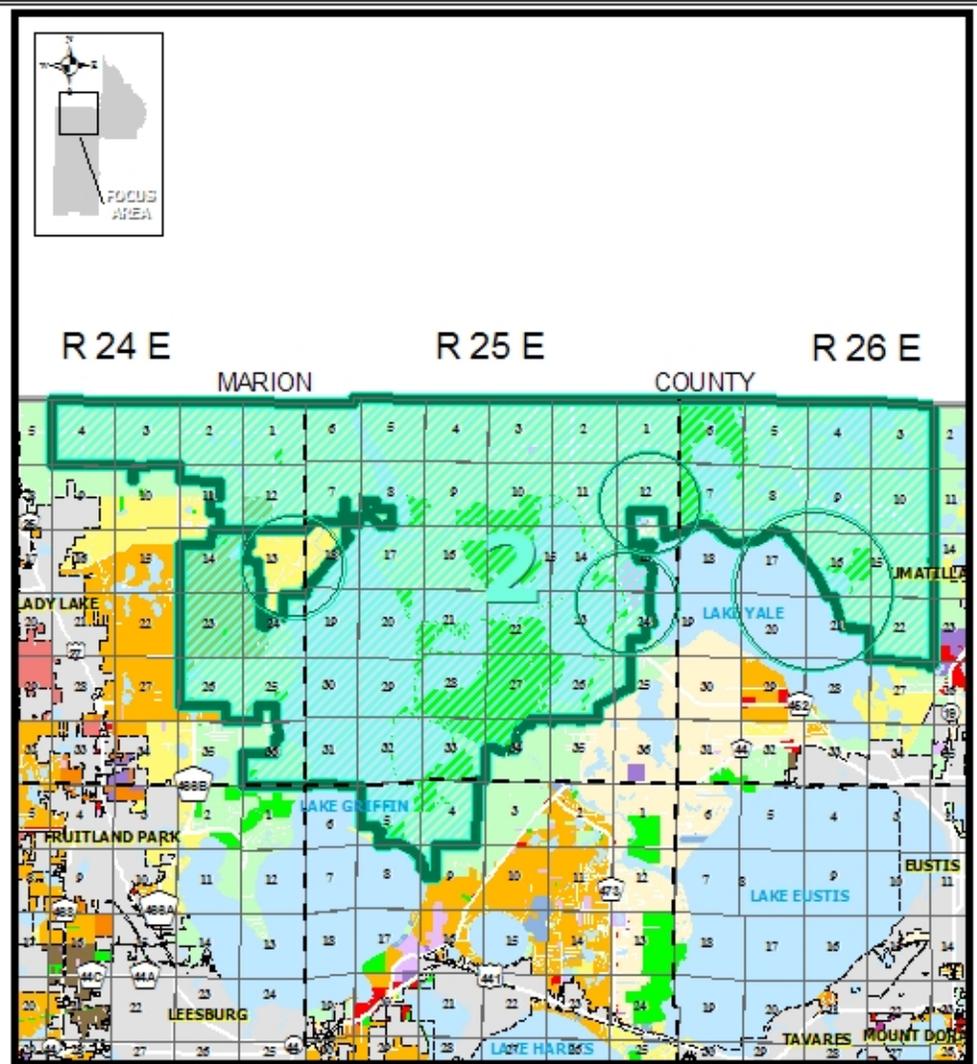
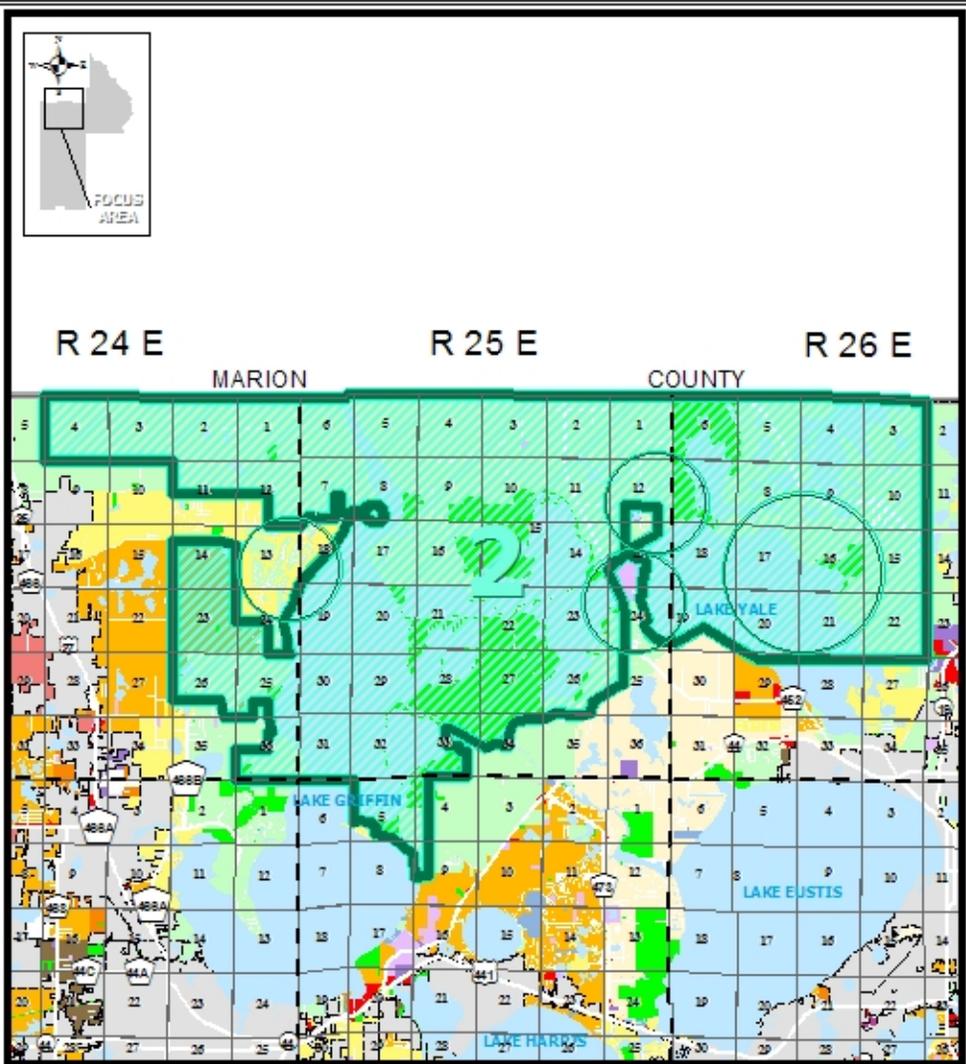


Donna R. Bohrer
Office Associate III



Keith Schue
Secretary

G:\Data\Comprehensive GIS\CountyMaps\Comp. Plan\FutureLandUseSeries\PA2025\LU_Map\AmorB_LPA11066_Motion3_prop2025\LU_B-11.mxd - 4/5/2007 @ 8:44:26 AM



LPA: 10/27/06 - PROPOSED 2025 FUTURE LAND USE

LPA: 11/16/06 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

- | | | | |
|---|--|---|---|
| <p>Rural Land Use Series</p> <ul style="list-style-type: none"> Rural Low Density - 1/5 Acres Rural Medium Density - 1/5 Acres * 1/3 With Clustering Rural Transitional - 1/5 Acres * 1/1 Acre with 50% Open Space Mt. Plymouth Sorrento Proper 2.0/1 Acre | <ul style="list-style-type: none"> Mt. Plymouth Sorrento Main Street District - 5.5/1 Acre Recreation Conservation - No Density Public, Quasi - Public | <p>Urban Land Use Series</p> <ul style="list-style-type: none"> Low Density Residential - 2.5/1 Acre Medium Density Residential - 4/1 Acre Medium High Density Residential - 6/1 Acre High Density Residential - 12/1 Acre Traditional Neighborhood | <ul style="list-style-type: none"> Office/Commerce Commercial Industrial Workplace Municipal Area |
|---|--|---|---|

- | | | | | |
|--|---|---|--|--|
| <p>Applicable in Green Swamp Area of Critical State Concern</p> <ul style="list-style-type: none"> Urban 22 - Up to 22/1netAcre Ridge - 4/1 Acre Transitional - 1/5 Acres | <ul style="list-style-type: none"> Rural Conservation - 1/10 Acres Core Conservation - 1/20 Acres | <p>Applicable in Wekiva River Protection Area</p> <ul style="list-style-type: none"> Sending Area A-1-40 Sending Area A-1-20 Receiving Area A-1-20 | <ul style="list-style-type: none"> Institutional Neighborhood Transition | <p>MAP COMPOSITION:
NOVEMBER, 2006</p> |
|--|---|---|--|--|

L.P.A. MOTION

1-3

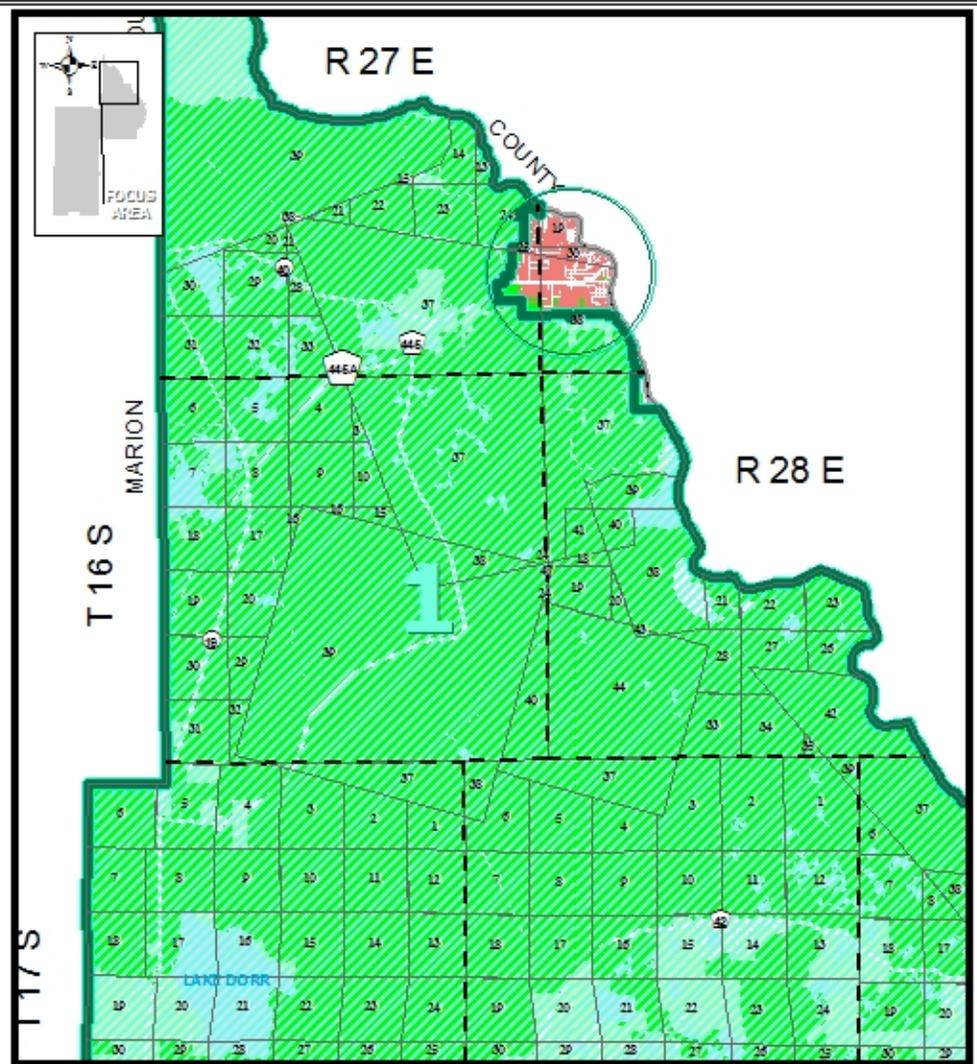
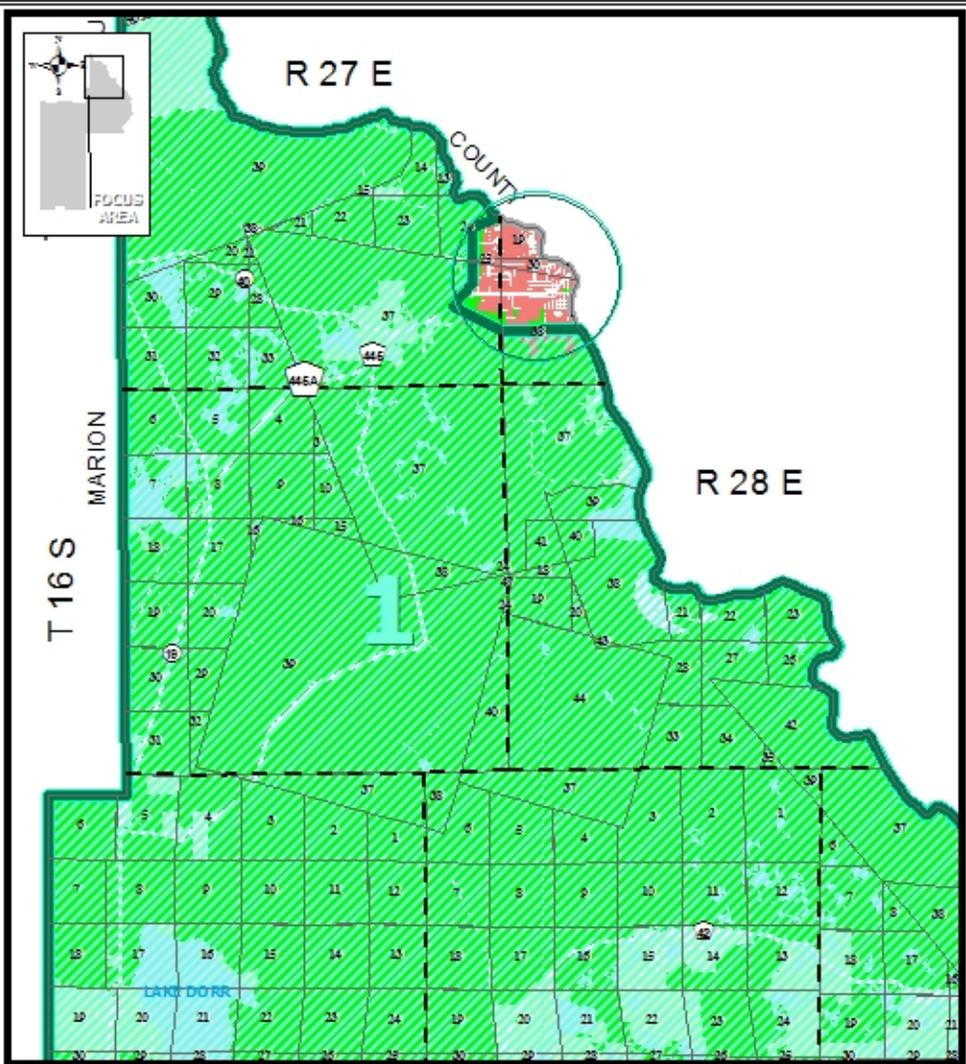
FOCUS AREA

LAKE COUNTY

0 1.75 3.5 Miles

0 1.75 3.5 Miles

G:\Data\Comprehensive GIS\County\Maps\Comp. Plan\ Future Land Use Series\PA2025\LU_Map\AmorB_LPA111606_Motion_prop2025\LU_Ball.mxd - 4/15/2007 @ 8:49:05 AM



LPA: 10/27/06 - PROPOSED 2025 FUTURE LAND USE

LPA: 11/16/06 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

- Rural Land Use Series**
- Rural Low Density - 1/5 Acres
 - Rural Medium Density - 1/5 Acres
 - * 1/3 With Clustering
 - Rural Transitional - 1/5 Acres
 - * 1/1 Acre with 50% Open Space
 - Mt. Plymouth Sorrento Proper 2.0/1 Acre

- Mt. Plymouth Sorrento Main Street District - 5.5/1 Acre
- Recreation
- Conservation - No Density
- Public, Quasi - Public

- Urban Land Use Series**
- Low Density Residential - 2.5/1 Acre
 - Medium Density Residential - 4/1 Acre
 - Medium High Density Residential - 6/1 Acre
 - High Density Residential - 12/1 Acre
 - Traditional Neighborhood

- Office/Commerce
- Commercial
- Industrial
- Workplace
- Municipal Area

Applicable in Green Swamp Area of Critical State Concern

- Urban 22 - Up to 22/1netAcre
- Ridge - 4/1 Acre
- Transitional - 1/5 Acres
- Sending Area A-1-40
- Sending Area A-1-20
- Receiving Area A-1-20

Applicable in Wekiva River Protection Area

- Rural Conservation - 1/10 Acres
- Core Conservation - 1/20 Acres
- Institutional
- Neighborhood Transition

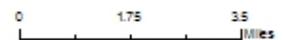
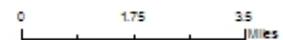
MAP COMPOSITION:
NOVEMBER, 2006

L.P.A. MOTION

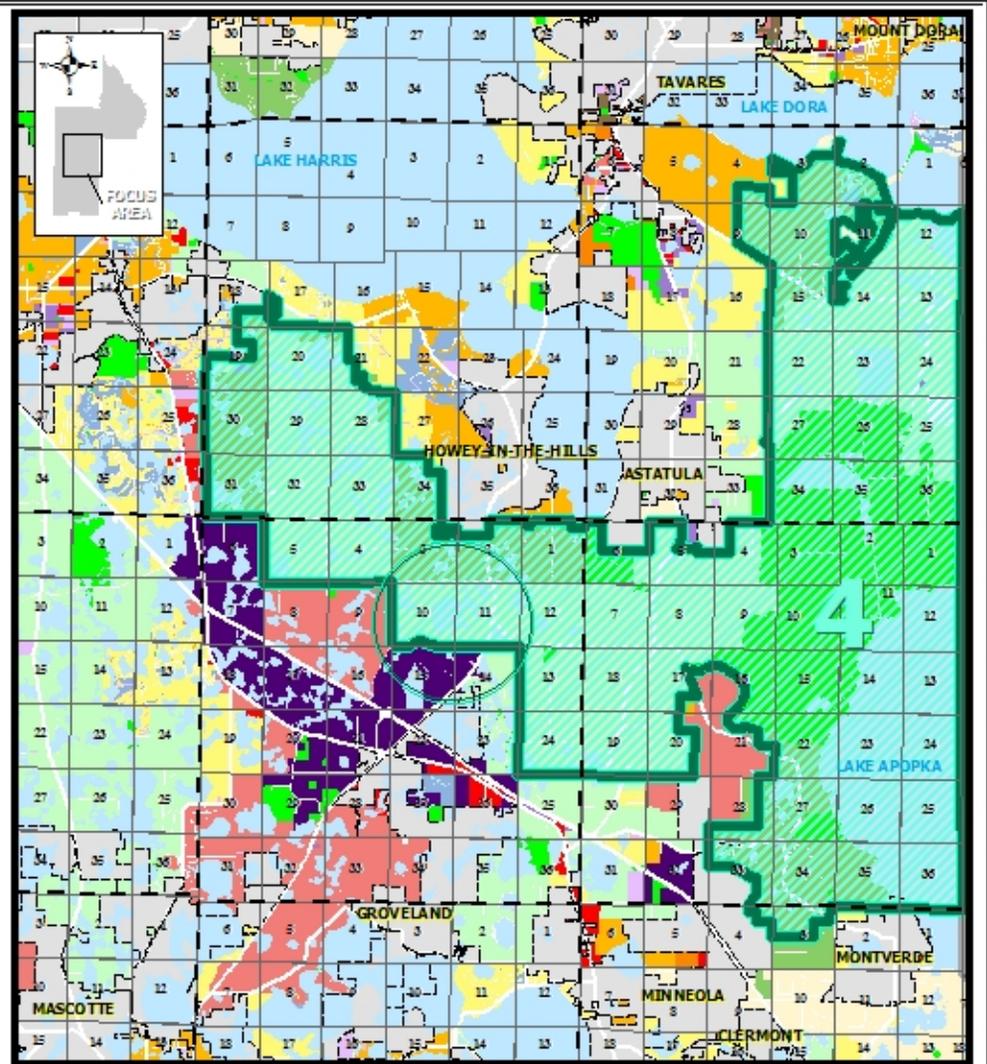
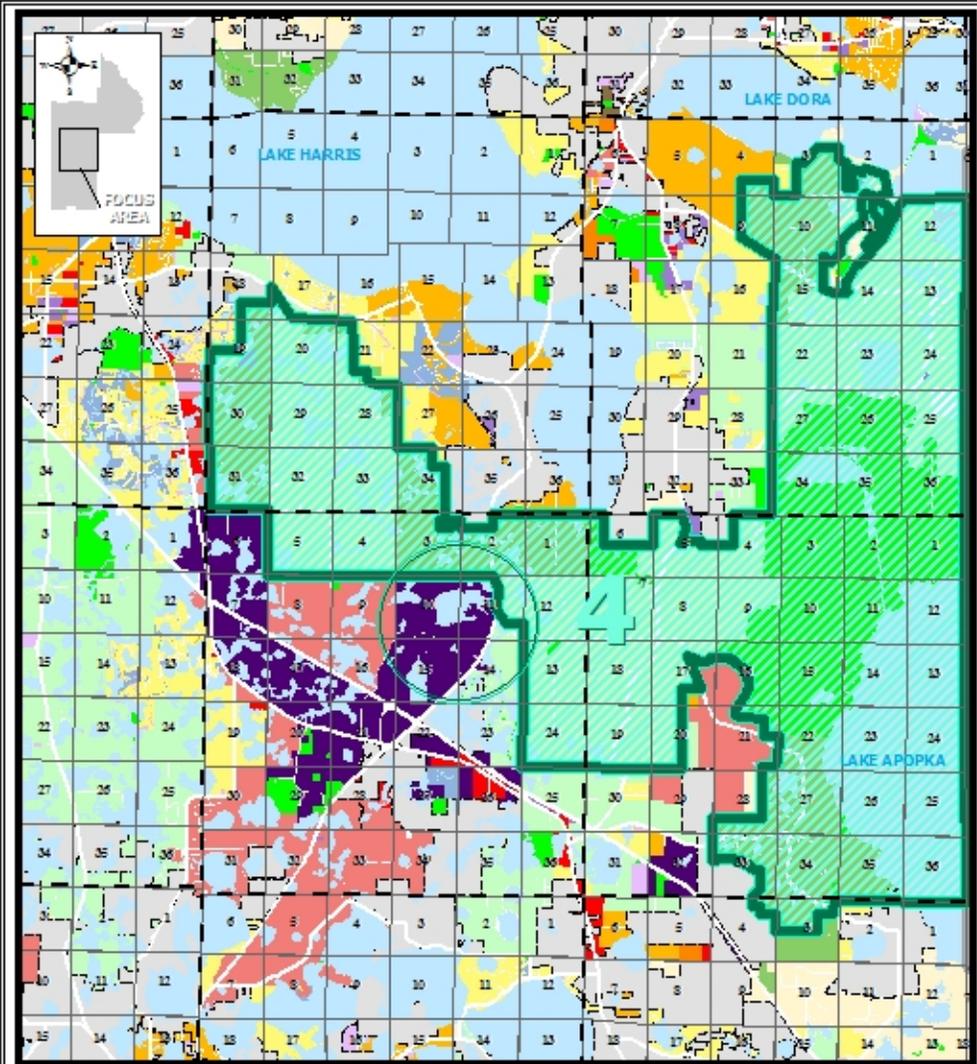
4

FOCUS AREA

LAKE COUNTY
FLORIDA



G:\Data\Comprehensive GIS\County\Maps\Comp. Plan\ Future Land Use Series\PA2025 LU Map\Amor.LPA111006 Motion_prop2025 LU_Ball.mxd - 4/15/2007 @ 9:00:43 AM



LPA: 10/27/06 - PROPOSED 2025 FUTURE LAND USE

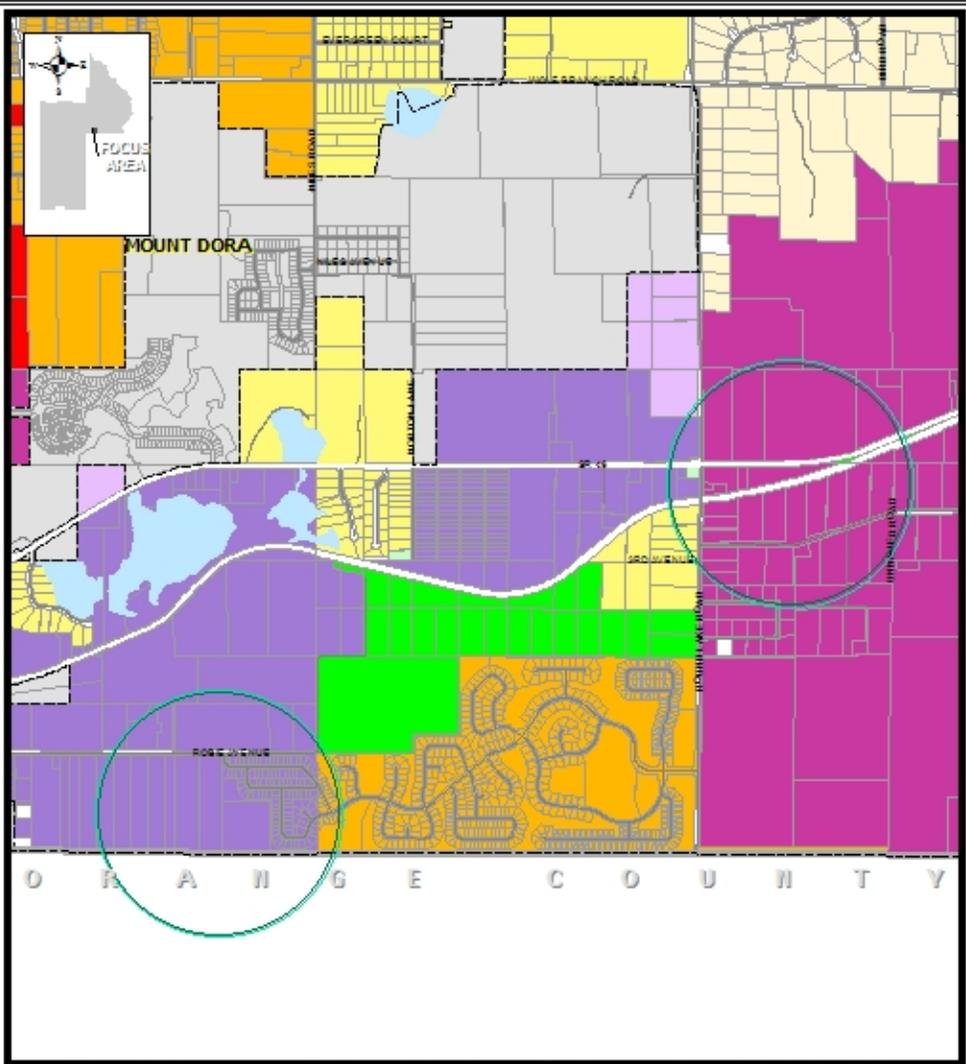
LPA: 11/16/06 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

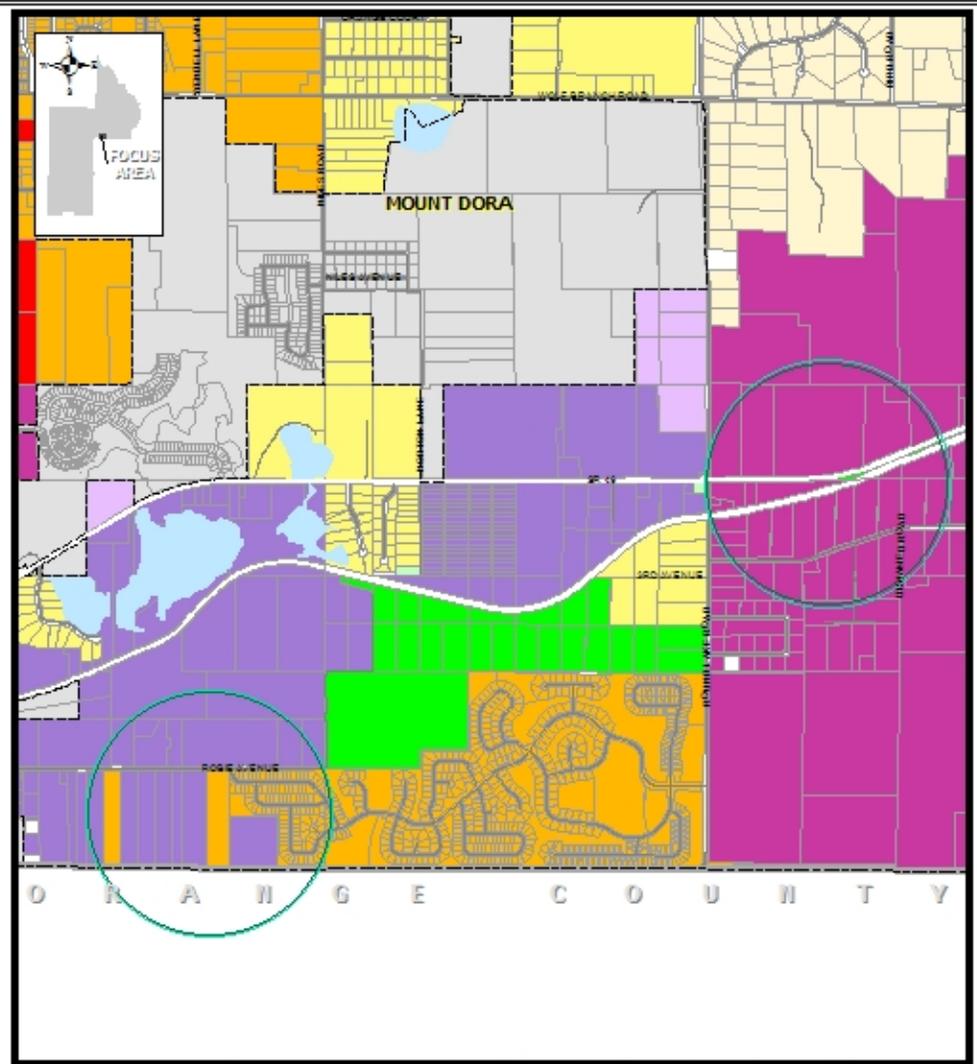
- | | | | |
|--|--|--|---|
| <p>Rural Land Use Series</p> <ul style="list-style-type: none"> Light Green: Rural Low Density - 1/5 Acres Medium Green: Rural Medium Density - 1/5 Acres Dark Green: Rural Medium Density - 1/5 Acres Light Yellow: Rural Transitional - 1/5 Acres Dark Yellow: Rural Transitional - 1/5 Acres Light Purple: Mt. Plymouth Sorrento Proper 2.0/1 Acre | <ul style="list-style-type: none"> Light Blue: Mt. Plymouth Sorrento Main Street District - 5.5/1 Acre Dark Blue: Recreation Light Green: Conservation - No Density Light Purple: Public, Quasi - Public | <p>Urban Land Use Series</p> <ul style="list-style-type: none"> Light Yellow: Low Density Residential - 2.5/1 Acre Orange: Medium Density Residential - 4/1 Acre Dark Orange: Medium High Density Residential - 6/1 Acre Red: High Density Residential - 12/1 Acre Light Red: Traditional Neighborhood | <ul style="list-style-type: none"> Light Purple: Office/Commerce Red: Commercial Dark Purple: Industrial Dark Purple: Workplace Light Blue: Municipal Area |
|--|--|--|---|

- | | | | | |
|---|--|---|--|---|
| <p>Applicable in Green Swamp Area of Critical State Concern</p> <ul style="list-style-type: none"> Light Blue: Urban 22 - Up to 22/1netAcre Dark Blue: Ridge - 4/1 Acre Light Green: Transitional - 1/5 Acres | <p>Applicable in Wekiva River Protection Area</p> <ul style="list-style-type: none"> Light Green: Sending Area A-1-40 Dark Green: Sending Area A-1-20 Light Green: Receiving Area A-1-20 | <ul style="list-style-type: none"> Light Green: Rural Conservation - 1/10 Acres Dark Green: Core Conservation - 1/20 Acres Light Purple: Institutional Dark Purple: Neighborhood Transition | <p>OVERLAY PROTECTION AREAS</p> <ul style="list-style-type: none"> Light Green: RURAL PROTECTION AREAS | <p>L.P.A. MOTION</p> <p style="font-size: 2em; font-weight: bold;">6</p> <p>MAP COMPOSITION: NOVEMBER, 2006</p> <p>FOCUS AREA</p> <p>LAKE COUNTY</p> |
|---|--|---|--|---|

G:\Data\Comprehensive GIS\CountyMaps\Comp Plant_FutureLandUseSeries(LP A2025FLU_0x11.mxd - 4/6/2007 @ 9:06:01 AM



LPA: 10/27/06 - PROPOSED 2025 FUTURE LAND USE



LPA: 11/16/06 - PROPOSED 2025 FUTURE LAND USE

PROPOSED 2025 FUTURE LAND USE CATEGORIES

- Rural Land Use Series**
- Rural Low Density - 1/5 Acres
 - Rural Medium Density - 1/5 Acres
* 1/3 With Clustering
 - Rural Transitional - 1/5 Acres
* 1/1 Acre with 50% Open Space
 - Mt. Plymouth Sorrento Proper 2.0 /1Acre

- Mt. Plymouth Sorrento Main Street District - 5.5/1 Acre
- Recreation
- Conservation - No Density
- Public, Quasi-Public

- Urban Land Use Series**
- Low Density Residential - 2.5/1 Acre
 - Medium Density Residential - 4/1 Acre
 - Medium High Density Residential - 6/1 Acre
 - High Density Residential - 12/1 Acre
 - Traditional Neighborhood

- Office/Commerce
- Commercial
- Industrial
- Workplace
- Municipal Area

Applicable in Green Swamp Area of Critical State Concern

- Urban 22 - Up to 22/1net Acre
- Ridge - 4/1 Acre
- Transitional - 1/5 Acre
- Sending Area A-1-40
- Sending Area A-1-20
- Receiving Area A-1-20

- Applicable in Wekiva River Protection A area**
- Rural Conservation - 1/10 Acres
 - Core Conservation - 1/20 Acres
 - Institutional
 - Neighborhood Transition

MAP COMPOSITION:
NOVEMBER, 2006

L.P.A. MOTION

7-8

OVERLAY PROTECTION AREAS
RURAL PROTECTION AREAS

FOCUS AREA

LAKE COUNTY
FLORIDA