

**MINUTES  
LAKE COUNTY  
LOCAL PLANNING AGENCY  
DECEMBER 11, 2008**

The Lake County Local Planning Agency met on DECEMBER 11, 2008 at 9:00 a.m. in the Commission Chambers on the second floor of the Round Administration Building in Tavares, Florida. The Lake County Local Planning Agency considers comprehensive planning issues including amendments to Lake County's Comprehensive Plan and the Land Development Regulations.

**Members Present:**

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

**Members Absent:**

Charles Rector	District 1
Nadine Foley, Chairman	District 5
Terry Godts	At-Large Representative

**Staff Present:**

Melanie Marsh, Deputy County Attorney  
Amye King AICP, Growth Management Director  
Brian T. Sheahan, AICP, Planning & Community Design Director  
Ian McDonald, AICP, Chief Planner, Planning & Community Design  
Pratima Strong, GIS Systems Analyst, GIS Services  
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design  
Sherie Ross, Public Hearing Coordinator, Planning & Community Design

Peggy Belflower, Vice-Chairman, called the meeting to order at 9:06 a.m. and noted that a quorum was present. She confirmed that Proof of Publication was on file in the Planning and Community Design Division and that the meeting had been noticed pursuant to the Sunshine Statute.

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Review of the Action Item List	3

Brian T. Sheahan, AICP, Planning & Community Design Director, addressed the LPA regarding the most recent edits to the Future Land Use Element (FLUE). He added that the Economic Growth and Redevelopment Department had requested the inclusion of an infill revitalization objective in the Economic Element. Some members thought changes should be made to that policy and Mr. Sheahan said staff from that department would be available to answer questions.

Keith Schue said he had met with T.J. Fish, AICP, Executive Director of the Lake/Sumter Metropolitan Agency, regarding commercial uses within the Mount Plymouth-Sorrento Planning Area.

The LPA reviewed the most recent draft of the Future Land Use Map (FLUM). Vice-Chairman Belflower noted that the cross-hatched map showed the areas previously reviewed by the LPA and said this was the time to make any changes to the un-hatched areas of the FLUM. Pratima Strong, GIS Systems Analyst, GIS Services, reviewed edits to the FLUM legend. There was a consensus of the LPA to designate the Rural Support Intersections with a star to avoid any misconceptions regarding the boundaries of those intersections.

Rob Kelly suggested removing the commercial allocation from the Green Swamp Area of Critical State Concern (GSACSC) in areas other than the Ridge Future Land Use Category (FLUC). The LPA agreed to review this policy issue at a later time.

**MOTION by Keith Schue, SECONDED by Vicki Zaneis to cross hatch everything on the current working draft of the Future Land Use Map that is not already shown as cross hatched, indicating that the LPA had completely reviewed the Future Land Use Categories in the unincorporated area of Lake County.**

**FOR: Schue, Carey, Belflower, Barrow, Kelly, Zaneis**

**ABSENT: Godts, Foley, Rector**

**AGAINST: None**

**MOTION PASSED: 6-0**

Rob Kelly suggested that an area south of Clermont and east of Hwy 27 be designated as a Rural Protection Area (RPA). In support of that suggestion, he said there were no cities that would be seeking to develop this area and the City of Clermont had requested that it remain rural.

Mr. Sheahan said an effort should be made to confer with the City of Clermont to confirm their recommendation for this area. He noted that this area could provide a possible east-west transportation corridor.

Cindy Barrow left the meeting at 9:45 a.m.

The LPA discussed issues related to drawing boundaries for this potential RPA including transportation issues, the need for an east-west connector, mass transit issues, the amount of wetlands in the area and that this area currently is designated rural. Mr. Kelly noted that some municipalities had encroached on some of the other RPAs. Michael Carey voiced concern that this RPA could be challenged and that challenge could adversely affect the other RPAs.

**MOTION by Rob Kelly, SECONDED by Vicki Zaneis to designate the highlighted area a Rural Protection Area as depicted on the monitor.**

The LPA discussed the potential boundaries of this RPA, especially in the vicinity of Hartwood Marsh Road. There was also discussion about how this area meets the intention of the RPAs.

**MOTION Amended by Rob Kelly, SECONDED by Vicki Zaneis to move the boundary of this Rural Protection Area to coincide with Hartwood Marsh Road.**

Melanie Marsh, Deputy County Attorney, said she had received notification from Public Works that Hartwood Marsh Road has been proposed for widening to four (4) lanes from US Hwy. 27 to the Orange County line.

**FOR: Belflower, Kelly**  
**ABSENT: Godts, Foley, Rector, Barrow**  
**AGAINST: Schue, Carey, Zaneis**  
**MOTION FAILED: 2-3**

The meeting reconvened at 10:54 a.m. after a short break.

Mr. Schue said after additional thought he could support boundaries for the RPA as shown on the monitor which would include a rural subdivision that he identified.

**MOTION by Keith Schue, SECONDED by Rob Kelly to create a Rural Protection Area as depicted Map Motion 3.**

**FOR: Schue, Belflower, Kelly, Zaneis,**  
**ABSENT: Godts, Foley, Rector, Barrow**  
**AGAINST: Carey**  
**MOTION PASSED: 4-1**

**MOTION by Michael Carey, SECONDED by Vicki Zaneis to approve the minutes from the October 16, 2008 minutes as amended.**

**FOR: Schue, Carey, Belflower, Kelly, Zaneis**  
**ABSENT: Godts, Foley, Rector, Barrow**  
**AGAINST: None**  
**MOTION PASSED: 5-0**

**MOTION by Michael Carey, SECONDED by Vicki Zaneis to approve the March 27, 2008, the May 15, 2008 and the November 14, 2008 minutes as submitted.**

**FOR: Schue, Carey, Belflower, Kelly, Zaneis**

**ABSENT: Godts, Foley, Rector, Barrow**

**AGAINST: None**

**MOTION PASSED: 5-0**

Mr. Sheahan noted that most of the FLUCs on the draft FLUM are parcel based to avoid splitting FLUCs on the same parcel, but that some FLUCS in the GSACSC are not parcel based due to geographic characteristics.

The LPA discussed densities within golf course communities. Vice-Chairman Belflower said she thought any developed golf courses should be compatible and consistent with the surrounding subdivision. It was the general consensus of the LPA that during their review of the FLUM golf courses had been assigned the same FLUC as the surrounding area.

#### **PUBLIC COMMENT**

Jon Pospisil suggested that policy be drafted to ensure that golf courses should not be developed but to let those areas become grassy places.

Melanie Marsh, Deputy County Attorney, said in circumstances in which a non-functioning golf course was part of a platted subdivision, it would be up to the residents, as an affected party, to address their concerns by the re-platting of that area. She noted that in most circumstances it was not something that would involve the County. Ms. Marsh noted that in some circumstances the golf course is not part of the platted subdivision.

There was discussion regarding the bulleted items under Goal 1, Purpose of the Future Land Use Categories. The LPA agreed by consensus with the edits shown on the monitor.

Rob Kelly suggested that a 'super majority' of the Board of County Commissioners (BCC) be required to increase density or intensity through Comprehensive Plan amendments. Policy 7.12.1 Comprehensive Plan Amendment Standards of Review was suggested as an appropriate location for such a policy. Mr. Sheahan noted that the BCC could change this policy. Mr. Schue noted that changes by a simple majority of the BCC to the definition of open space or other policy could also be detrimental to the Comprehensive Plan.

**MOTION by Rob Kelly, SECONDED by Keith Schue to develop language for Policy 7.12.1 Super Majority Requirement.**

There was discussion about requiring a super majority vote of the BCC for any change to the Comprehensive Plan. The LPA discussed edits to the draft policy.

**Motion withdrawn by Rob Kelly, SECOND withdrawn by Keith Schue.**

There was further discussion about requiring a super majority vote of the BCC for any change to the Comprehensive Plan.

**MOTION by Rob Kelly, SECONDED by Michael Carey to accept Policy 7.12.1, Super Majority Requirement, requiring Comprehensive Plan amendments to have approval by vote of a super majority, defined as a majority plus one member of the full membership of the Board of County Commissioners.**

**FOR: Schue, Carey, Belflower, Kelly, Zaneis**

**ABSENT: Godts, Foley, Rector, Barrow**

**AGAINST: None**

**MOTION PASSED: 5-0**

The LPA agreed by consensus to move the nonconforming and vested rights policies to the beginning of Goal 7.0 Implementation.

The Chair adjourned the meeting at 12:04 p.m.

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Donna R. Bohrer  
Public Hearing Coordinator

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Keith Schue  
Secretary