

**Lake County Board of County Commissioners
Workshop - BCC Chambers
November 17, 2009 - 9:00 A.M.**

I Discussion Items

- A. Economic Development Advisory Council Presentation (EDAC)**
- B. FDACS requested changes**
- C. Discussion of requested Future Land Use Map and Policy Changes**
 - 1. Fred Morrison (Tara Village Mobile Home Park and Mid Florida Lakes Mobile Home Park proposed Future Land Use change)**
 - 2. Leslie Campione (Hearthstone Lake County, LLC (Avalon Groves) proposed Future Land Use change)**
 - 3. Lowrie Brown proposed Future Land Use change**
 - 4. Leslie Campione (Hartwood Properties, LLC) proposed Future Land Use change**
 - 5. Leslie Campione (Purdon Properties, Lake Yale Area) proposed Future Land Use change**
 - 6. Miranda F. Fitzgerald Requested Policy Changes**
- D. Minor Commercial Corridor – Astor Park**
- E. Tentative Map Changes by BCC**
 - 1. Extension of Minor Corridor along SR 40 in Astor**
 - 2. Lake Yale Reserve Area**
 - 3. Enclave within the City of Leesburg**
 - 4. East & West of Hwy 19 in Howey-in-the-Hills**
 - 5. Yalaha Rural Support Intersection**
 - 6. Turnpike Corridor**
 - 7. East of Lake Louisa – Green Swamp Area of Critical State Concern**
 - 8. Alfred Street Corridor**
 - 9. Jones Property**
 - 10. Boyd-Davis Property**

F. Future Land Use Codes

G. Unresolved and Additional Comments

II. Proposed Transmittal Schedule

- A. Transmittal Hearing – January 19, 2010**

MEMORANDUM

GROWTH MANAGEMENT DEPARTMENT
PLANNING & COMMUNITY DESIGN DIVISION
315 West Main Street
Tavares, FL 32778



LAKE COUNTY
FLORIDA

TO: Board of County Commissioners

THROUGH: Sandy Minkoff, Interim County Manager
Amye King, AICP, Department of Growth Management Director
Brian T. Sheahan, AICP, Planning & Community Design Director

FROM: Anita Greiner, Chief Planner, Planning & Community Design Division

DATE: November 9, 2009

SUBJECT: November 17th, 2009 Comprehensive Plan Workshop

Attached you will find a summary of the October 27th, 2009 Comprehensive Plan Workshop, the agenda for the November 17th, 2009 Comprehensive Plan Workshop, and supporting documentation for the following items:

- Economic Development Advisory Council (EDAC) Comments
- Florida Department of Agriculture and Consumer Services Requested Changes to Wekiva Policies
- Tara Village Mobile Home Park and Mid Florida Lakes Mobile Home Park requested future land use category change
- Hearthstone Lake County, LLC (Avalon Groves) requested future land use change
- Lowrie Brown requested future land use change
- Hartwood Properties, LLC requested future land use change
- Purdon Property requested future land use change
- Fitzgerald requested policy changes
- Minor Commercial Corridor – Astor Park
- Tentative Map Changes by BCC
- Future Land Use Codes
- Unresolved and Additional Comments

If you have any questions, please do not hesitate to contact me.

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

MEMORANDUM

GROWTH MANAGEMENT DEPARTMENT
PLANNING & COMMUNITY DESIGN DIVISION
315 West Main Street
Tavares, FL 32778



LAKE COUNTY FLORIDA

To: Sandy Minkoff, Interim County Manager

Through: Amye King, AICP, Department of Growth Management Director
Brian T. Sheahan, Director, Planning & Community Design Division 

From: Anita Greiner, Chief Planner, Planning & Community Design Division 

Date: October 27, 2009

Subject: Comprehensive Plan Workshop Summary for October 27, 2009

Please accept this memo as a summary of the October 27th, 2009 Comprehensive Plan Workshop. This memo is divided into five parts, *Economic Development Committee Presentation, Future Land Use Map Overview, Discussion of Requested Future Land Use Map and Policy Changes, FDACS Requested Policy Changes, and Public Comment*. Please let me know if you have any questions.

Economic Development Committee Presentation:

Shelly Weidenhamer gave a brief summary of the Economic Development Advisory Council's report. Further discussion on this subject will be continued to the November 17th, 2009 BCC Workshop meeting, at which time public comment can be provided. The Commission directed staff to review the report and provide comments for the November 17th meeting.

Future Land Use Map Overview:

Staff presented an overview of the proposed Future Land Use Map. The size (acreage) of each Rural Protection Area will be added to the map.

Discussion of Requested Future Land Use Map and Policy Changes:

1. ***Jones Property:*** The Commission reviewed the requested change of the future land use category on the Jones parcel to Mt. Plymouth-Sorrento Main Street.
2. ***Boyd-Davis Property:*** The Commission reviewed the requested change of the future land use category on the Boyd-Davis parcels and the parcels north and south that are located outside of the 100-year flood zone to the Green Swamp Rural Future Land Use Category.

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3. Main Street Stakeholders Proposed Policy Changes:

Comments #1 through #3: Option A

Comment #4: Option A, but do not delete the last sentence in the third paragraph.

Comments #5 and #6: Option A

FDACS Requested Policy Changes:

The Commission requested additional information concerning Best Management Practices. This item will be placed on the November 17th, 2009 BCC Comp Plan Workshop agenda for further discussion.

Public Comment:

Fred Morrison, Attorney, discussed the proposed future land use category for the area of Tara Village Mobile Home Park and Mid Florida Lakes Mobile Home Park. He stated that this area has established mobile home parks from the 1970s and that the proposed future land use designation would render the parks nonconforming. He requested that the future land use designation be changed to Urban High Density.

Leslie Campione, Attorney, discussed the proposed future land use categories on parcels near the four corners area. She provided a book to the Commission and staff, which describes the parcels and the proposed uses. The proposed future land use categories on the parcels, known as Avalon Groves, are Urban Low Density, Rural, and Rural Transitional. She is requesting all of the parcels within Avalon Groves be designated as Urban Low Density.

Charles Lee, Director of Advocacy, Audubon of Florida, provided comments on the Economic Development Advisory Council report, Main Street Stakeholders requested policy changes, and FDACS requested policy changes.

Ray Scott, Florida Department of Agriculture and Consumer Services (FDACS), provided comments on FDACS requested policy changes.

Peggy Bellflower provided comments on the Jones property, Main Street Stakeholders requested policy changes, and the Economic Development Advisory Council report.

Jeanne Etter had questions concerning the public meetings in November.

Staff was directed by the Commission to work with the citizens concerning the requested changes to future land use categories on the proposed Future Land Use Map; staff's comments on these issues will be addressed at the November 17th, 2009 BCC Comp Plan Workshop.