

# MEMORANDUM

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



LAKE COUNTY  
FLORIDA

**TO:** Board of County Commissioners

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

**THROUGH:** Cindy Hall, County Manager  
Amye King, AICP, Growth Management Director   
Brian T. Sheahan, AICP, Planning & Community Design Director 

**DATE:** September 25, 2009

**SUBJECT:** October 6<sup>th</sup>, 2009 Comprehensive Plan Workshop

Attached you will find the agenda for the October 6<sup>th</sup>, 2009 Comprehensive Plan Workshop along with the Memorandum summarizing the September 22<sup>nd</sup>, 2009 Comprehensive Plan Workshop.

The mining discussion will be continued from the August 4<sup>th</sup>, 2009 Comprehensive Plan Workshop and will relate to Comments 184, 185, and 186. The following supporting documentation was provided at the August 4<sup>th</sup>, 2009 Workshop; if you need additional copies please let me know.

- Hydrological Effects of Sand Mining in Lake County, Florida
- Central Florida Sand Mining Association Concerns
- Central Florida Sand Mining Association Proposed Alternative Language
- Copy of the adopted Lake County Mining Site Plan Requirements

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

**Lake County Board of County Commissioners  
Workshop - BCC Chambers  
October 6, 2009 - 9:00 A.M.**

**I Proposed 2030 Comprehensive Plan**

**A. Staff Comment Discussion**

1. Mining Discussion and Presentations related to Comments 184, 185 & 186
2. Public Comment

**II Future 2030 Comprehensive Plan Workshops**

**A. October 13, 2009 at 9:00 AM in Chambers**

1. Economic Development Committee Presentation (EDC)
2. Unresolved Comments:
  - a. Comment 14 – Create more options for mixed use (calculation of density & intensity)
  - b. Comment 22 – Providing for limited residential uses in commercial and office categories.
3. Landscape Irrigation Policies (50% requirement) Comments 51 and 72
4. FDACS requested changes
5. Policy amendment for Agricultural Industrial Uses (required by HB 7053 in 2008 Session)
6. Policy amendment to include mediation process for Intergovernmental Conflicts (required by SB 360)

**B. October 27<sup>th</sup>, 2009 at 9:00 AM in Chambers**

1. Any unresolved comments and options
2. Future Land Use Map Overview
3. Discussion of Citizens requested Future Land Use Map and Policy Changes
  - a. Mellich (Jones Property Proposed Land Use Change)
  - b. Ray (Green Swamp Area of Critical State Concern Property)
  - c. Walsh (Mt. Plymouth – Sorrento Stakeholders proposed changes)
  - d. St. Johns River Water Management District (Land Swap with requested Future Land Use Change)

**III Regional Comprehensive Plan Public Workshops**

- A. November 2<sup>nd</sup>, 2009 at the Jenkins Auditorium, Clermont from 6:00 PM to 7:30 PM
- B. November 5<sup>th</sup>, 2009 at the Cassia Community Club, Eustis from 6:00 PM to 7:30 PM
- C. November 9<sup>th</sup>, 2009 at the Tavares Civic Center, Tavares from 6:00 PM to 7:30 PM

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## LAKE COUNTY FLORIDA

**TO:** Board of County Commissioners

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

**THROUGH:** Cindy Hall, County Manager  
Amye King, AICP, Growth Management Director *AK*  
Brian T. Sheahan, AICP, Planning & Community Design Director *BS*

**DATE:** September 25, 2009

**SUBJECT:** October 6<sup>th</sup>, 2009 Comprehensive Plan Workshop

Please accept this memo as a summary of the August 4<sup>th</sup>, 2009 Comprehensive Plan workshop. This memo is divided into three parts, *Discussion on Staff Comments, Financial Feasibility and Public Comment*. Please let me know if you have any questions.

### ***Discussion on Staff Comments from the September 22<sup>nd</sup>, 2009 Workshop:***

Comment 224: Change the policy to read as follows:

**Policy IX-1.1.1 Maximum Number of Through Lanes Rural Areas Minimum Operating Level of Service Standards**

The adopted maximum number of through lanes for specific roadways of concern are depicted on the Maximum Lane Constrained Corridors Map (Transportation Map - 1, which can be found in Chapter XII, Map Series), as adopted by the Lake Sumter MPO on XX-XX-2009.

Consistent with the Florida Department of Transportation Quality/Level of Service Handbook, Lake County adopts the following peak-hour minimum operating level of service standards for rural areas:

Table TRAN-1-- Rural Areas Minimum Operating Level of Service Standards

ROAD CLASSIFICATION		PEAK-HOUR-MINIMUM-LEVEL-OF-SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		B
Transportation Regional Incentive Program (TRIP)	Other Multilane	B
	Two-Lane	C

JENNIFER HILL  
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WELTON G. CADWELL  
District 5

County Arterials	G
State Arterials	G
Collectors	G
Local	G

(Table moved to Policy IX.1.1.2)

Comment 225: Change the policy to read as follows:

**Policy IX.1.1.2 Urban, Transitioning, and Rural Urbanized Areas Type and Minimum Operating Level of Service Standards.**

Consistent with the Florida Department of Transportation Quality /Level of Service Handbook, Lake County adopts the following Area Types for Highways and Roads in Lake County as depicted on the Urban, Transitioning and Rural Areas Map (TRANSPORTATION Map – 2, which can be found in Chapter XII, Map Series), as adopted by the Lake Sumter MPO on XX-XX-2009. peak-hour minimum operating-level-of service standards for transition areas, defined as:

— Within one (1) mile of city corporate limits; or

Within one (1) mile of an area designated as Urbana using Florida Department of Transportation Standards

The Minimum Operating Level of Service Standards are depicted on the charts below:

**Table TRAN 1 - Rural Areas Minimum Operating Level of Service Standards**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		B
Transportation Regional Incentive Program (TRIP)	Other Multilane	B
	Two-Lane	C
County Arterials		C
State Arterials		C
Collectors		C
Local		C

(Moved from Policy IX-1.1.1)

**Table TRAN 2 - Transitioning Urbanized Areas minimum Operating Level of Service Standards**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	C
	Two-Lane Other Multilane	C

County Arterials	D
State Arterials	D
Collectors	D
Local	D

**Table TRAN 3 - Urbanized Areas Minimum Operating Level of Service Standards**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	D
	Two-Lane Other Multilane	D
County Arterials		D
State Arterials		D
Collectors		D
Local		D

(Moved from Policy IX-1.1.3)

**Policy IX-1.1.3 - Urbanized Areas Minimum Operating Level of Service Standards**

Consistent with the Florida Department of Transportation Quality/Level of Service Handbook, Lake County adopts the following peak-hour minimum operating level of service standards for urbanized areas:

**Table TRAN 3 - Urbanized Areas Minimum Operating Level of Service Standards**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	D
	Two-Lane Other Multilane	D
County Arterials		D
State Arterials		D
Collectors		D
Local		D

(Table moved to Policy IX-1.1.2)

### **Future Land Use Map Minor Corrections:**

- The Minor Commercial Corridor in Astor was extended west, along SR 40, to encompass the existing commercial businesses west of Veteran's Way.
- In the Lake Yale area, near Apiary Road along CR 452, some of the parcels that were proposed to have a Rural or Rural Transitional future land use category were changed to Urban Low Density future land use category.
- The enclave within the City of Leesburg was changed from the proposed Rural future land use category to Urban Low Density.
- The proposed future land use category on the properties that are east and west of Hwy 19, which are surrounded by the City of Howey-in-the-Hills, Lake Harris and Little Lake Harris was changed from Transitional to Urban Low Density.
- A Rural Support Intersection was placed near the Yalaha Bakery area on CR 48 in Yalaha.
- The lines of the Major Commercial Corridor along the Turnpike were moved to exclude the land that is within the proposed Rural future land use category (north and east of the Turnpike, and south and east of the city limits of Minneola). Also, the gap in the Major Commercial Corridor was closed.
- The future land use category for the properties east of Lake Louisa and west of Lake Louisa Road that are within the boundaries of the Green Swamp Area of Critical State Concern was changed from Green Swamp Rural to Ridge.
- The proposed future land use categories on the parcels within the *Alfred Street Redevelopment Area* were changed from Urban Low Density and Urban Medium Density to Urban High Density; the proposed Minor Commercial Corridor within that area, along CR 19A, was changed to a Major Commercial Corridor.

### **Financial Feasibility Discussion:**

Consultants with Wilson-Miller, Florida Economic Advisors, LLC presented the Fiscal Impact and Policy Cost Analysis; they discussed Lake County's Growth Projections to 2030, Operating Fiscal Impacts, and Potential Revenues for Capital Improvements, 2009-2030.

### **Public Comment:**

Steve L. Mellich discussed the proposed future land use category for the "Jones Parcel" (CR 437 and Harvac Lane) located in the Mount Plymouth-Sorrento; he stated that the change from the current future land use category to the proposed future land use category lowered the density he was allowed. He requested that the category be changed to allow the density that the current Comprehensive Plan would potentially allow. Jeanne Etter and Peggy Bellflower provided comments concerning this property.

Bill Ray discussed the proposed future land use category that was designated on land within the Green Swamp Area of Critical State Concern, west of CR 561; he would like to propose a change to the proposed future land use category and has information to support his proposed change.

Rob Kelly provided comments on the Mt. Plymouth-Sorrento Main Street District; he feels that the sizes of the structures should be addressed in the Comprehensive Plan as opposed to addressing them in the Land Development Regulations. Mr. Kelly also provided comments on the Bill Ray property.

Bob Walsh stated he was with the Mt. Plymouth-Sorrento Main Street Stakeholders and he would like to formally submit a letter requesting changes to policies in the proposed Comprehensive Plan as it relates to the Mt. Plymouth-Sorrento area. A citizen stated that he agreed with the message and specifics of Mr. Walsh's letter and had concerns about the old Mt. Plymouth Golf Course area.

Staff was directed by the Commission to work with the citizens on the issues they discussed concerning changes to the Future Land Use Map and Comprehensive Plan Policies; staff recommendations on these issues will be addressed at the October 27<sup>th</sup> Comprehensive Plan Workshop.