

**MINUTES**

**PLANNING AND ZONING BOARD**

**SEPTEMBER 17, 2009**

**6:00 P.M.**

**(Continued from meeting of September 16, 2009)**

❖ **CALL TO ORDER:**

Chairperson Burt called the meeting to order at 6:00 p.m.

❖ **PLEDGE OF ALLEGIANCE:**

Board Member Davidson directed the Pledge of Allegiance.

❖ **ROLL CALL:**

BOARD MEMBERS PRESENT:

Board Member Percy  
Board Member Davidson  
Chairperson Burt

BOARD MEMBERS ABSENT:

Board Member Brooks  
Board Member Hall

STAFF MEMBERS PRESENT:

Town Clerk DeLegge  
Planning Director Leonard

**TAB 1: APPROVAL OF MINUTES:**

❖ August 19, 2009 MEETING MINUTES

**MOTION** by Board Member Percy, seconded by Board Member Davidson to accept the minutes as presented.

AYE: Percy, Davidson, Burt

NAY: None

**TAB 2: PUBLIC HEARING -- WATER SUPPLY FACILITIES ELEMENT (DCA No. 09RWSP-1)**

**A. RESPONSE TO OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT FROM THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA). THE P&Z WILL HOLD A PUBLIC HEARING AND CONSIDER A RECOMMENDATION TO THE TOWN COUNCIL TO ADOPT THE WATER SUPPLY FACILITIES ELEMENT.**

Planning Director Leonard reviewed the changes to the Water Supply Facilities Element in response to the ORC report with the Board. He explained that the requirement was that the Town submits a Water Supplies Facilities Element and

that it would address the capital cost of providing water for the next 15 or 20 years. He said the idea was that the Water Management District had prepared a regional water supply plan that talked about the sources of water and how much was going to be available but it did not address what the towns and the water suppliers did to build the systems to distribute it. He stated that this is what this element addresses, the capital costs of meeting the demand in the future. He said that we submitted it back in April and we got the Objections, Recommendations and Comments Report (ORC) in June 2009, and this finishes up the response. Planning Director Leonard further explained that it was the Planning Commission's job to review it and make a recommendation for adoption by the Town Council. He said that the Town Council will review it, adopt it and send it to DCA (Department of Community Affairs). He said he has asked the Council if he could put it on the next agenda to explain it, which will be next Tuesday. He said that they know it is just a discussion item and no action. He pointed out that the Council still had the policy that they would not act on anything until they see approved minutes. He said that they will wait until the Planning and Zoning Board meets again until we get approved minutes before they will act on it.

Chairperson Burt asked what would happen if the Board or the Town Council did not submit, assuming there is a time limit.

Planning Director Leonard replied that they say there is a time limit but they never enforce it; they say that once we receive the ORC we have 60 days to adopt, but it will be 90 or 100 days before we send it back. He said that DCA does not really enforce it; there is not a hammer in the legislation.

Chairperson Burt then asked what DCA will do if they do not get a report from us, whereby Mr. Leonard replied that they could stop us from submitting anymore Plan amendments. He said that we have an amendment in the pipeline.

Planning Director Leonard informed the Board that he has received information from DCA that the Schools Element is in the final stages of approval and this one would be the next one behind it. He said this one and the Schools Element, if you do not get them done and get them approved, DCA would refuse to approve any other amendments to the Plan.

Chairperson Burt opened the public hearing and hearing from no one, he closed the public hearing.

A brief discussion followed.

**MOTION** by Board Member Davidson, seconded by Board Member Percy that the Planning and Zoning Board recommend adoption of the Water Supply Facilities Element and transmittal to the DCA for a finding of In Compliance with the Growth Management Act.

AYE: Percy, Davidson, Burt

NAY: None

### **TAB 3: STATUS REPORT**

#### **A. REPORT ON STATUS OF ITEMS THAT HAVE BEEN HEARD BY PLANNING AND ZONING BOARD AT PREVIOUS MEETINGS.**

The Status Report was not included in the packet but it is being revised to reflect the changes suggested by the Board. Planning Director Leonard informed the Board that Ms. Sanchez (CFRPC) was working on a small scale future land use amendment on a site that is being annexed called Kings Partnership and a zoning request on North Center Street.

### **DELEGATIONS- QUESTIONS & COMMENTS FROM THE FLOOR**

*(Each speaker shall be limited to three (3) minutes)*

None

### **REPORTS FROM OFFICERS**

- **PLANNING DEPARTMENT COMMENTS**

Planning Director Leonard informed the Board that he was going to be working part time this year but next year he will be reduced to 400 hours. He said the intent is that the Central Florida Regional Planning Council will stay at the same level of activity and his responsibility will be to shepherd these comp plan amendments until they are finished. He thinks that the intent is to move to the Regional Planning Council as the Planning Department.

- **BOARD MEMBER COMMENTS**

Board Member Davidson asked how the Hometown Amendment will affect the Town of Dundee. Planning Director Leonard said it is still out there and if it passes in the form he saw it in, what it will do is require that a plan amendment be put on the ballot for a referendum to approve up or down. A brief discussion followed.

- **CHAIRPERSON COMMENTS**

Chairperson Burt stated that the Governor and Cabinet approved the halting of development in Marion County. He hoped that at the next meeting Planning Director Leonard could convey to our other planners that if there is anything that the Board should be aware of with regards to this.

### **ADJOURNMENT**

**MOTION** by Board Member Percy, seconded by Board Member Davidson to adjourn.

AYE: Percy, Davidson, Burt

NAY: None

Chairperson Burt adjourned the meeting at 6:28 p.m.

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Bob Burt, Chairperson

ATTEST:

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Joseph J. DeLegge, Town Clerk