

**HIGHLANDS COUNTY
PLANNING AND ZONING COMMISSION
AND THE LOCAL PLANNING AGENCY MINUTES**

The regular meeting of the Highlands County Planning and Zoning Commission and the Local Planning Agency was called to order at 3:10 p.m., Tuesday, October 10, 2017, in the County Commissioners' Board Room, Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

Members present were: Mr. Ingler, Mrs. Mack, Mr. Osborn, Mr. Roberts, Ms. Tiernan, Mr. Travers, and Mr. Carter, Chairman. Alternate/Non-Voting Members present were: None. Also present were: Mrs. Sawdy, Zoning Official; Mrs. Culpepper, Planner I; Ms. Thayer, Planner II; Mrs. BuChans, Planning Supervisor; and Ms. Conrad, Zoning Supervisor.

Minutes of the previous meeting were unanimously approved. **Motion carried 7-0.**

7) **NEW BUSINESS:**

A. **HEARING # CPA-17-548LS – KEYSTONE BEAR HOLLOW LLC - C/O KATIE A. EDWARDS**

An approximate 195.71-acre parcel located on the south side of SR 70 E, approximately 0.25 miles west of CR 29; the addresses being 1411 SR 70 E, Lake Placid, Florida; 200 Turner Road, Lake Placid, Florida; and 200 Turner Too Road, Lake Placid, Florida; and abbreviated legal as follows: An approximate 195.71-acre parcel located in Sections 2 and 11, Township 38 South, Range 30 East, Highlands County, Florida.

The applicant is requesting a large-scale plan amendment from AG "Agriculture" to PW "Public Water Supply". Mr. Carter read the request. Ms. Katie Edwards, Mr. Christopher Rapp, Ms. Carol Howard, and Mr. Robert Moresi presented the request and answered questions that were presented to them. There were no letters received in favor of or against the request, and one person spoke with concerns regarding truck traffic.

Motion by Mrs. Mack and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-17-548LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 195.71 acres from "Agriculture" to "Public Water Supply" and transmitting CPA-17-548LS to the Florida Department of Economic Opportunity for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 7-0.**

B. HEARING # P&Z 2029 – KEYSTONE BEAR HOLLOW LLC - C/O KATIE A. EDWARDS

An approximate 195.71-acre parcel located on the south side of SR 70 E, approximately 0.25 miles west of CR 29; the addresses being 1411 SR 70 E, Lake Placid, Florida; 200 Turner Road, Lake Placid, Florida; and 200 Turner Too Road, Lake Placid, Florida; and abbreviated legal as follows: An approximate 195.71-acre parcel located in Sections 2 and 11, Township 38 South, Range 30 East, Highlands County, Florida.

The applicant is requesting a zoning change from AU (Agricultural District) to PW (Public Water Supply District). Mr. Carter read the request. Ms. Katie Edwards, Mr. Christopher Rapp, Ms. Carol Howard, and Mr. Robert Moresi presented the request and answered questions that were presented to them. There were no letters received in favor of or against the request, and one person spoke with concerns regarding truck traffic.

Motion by Mr. Ingler and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z Hearing No. 2029, changing the Official Zoning Atlas for an approximate 195.71 acres from AU (Agricultural District) to PW (Public Water Supply District), referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 7-0.**

C. HEARING # SPECIAL USE PERMIT 17-01 – KEYSTONE BEAR HOLLOW LLC - C/O KATIE A. EDWARDS

An approximate 195.71-acre parcel located on the south side of SR 70 E, approximately 0.25 miles west of CR 29; the addresses being 1411 SR 70 E, Lake Placid, Florida; 200 Turner Road, Lake Placid, Florida; and 200 Turner Too Road, Lake Placid, Florida; and abbreviated legal as follows: An approximate 195.71-acre parcel located in Sections 2 and 11, Township 38 South, Range 30 East, Highlands County, Florida.

The applicant is requesting a special use permit to allow a water use that exceeds 100,000 gallons per day (gpd), which will be consistent with an existing water use permit 28-00390-W as issued by the South Florida Water Management District, which will support a water bottling and distribution facility. Mr. Carter read the request. Ms. Katie Edwards, Mr. Christopher Rapp, Ms. Carol Howard, and Mr. Robert Moresi presented the request and answered questions that were presented to them. There were no letters received in favor of or against the request, and one person spoke with concerns regarding truck traffic.

Motion by Mr. Ingler and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve the Special Use Permit to allow a potable water use that exceeds 100,000 gpd conditioned upon a valid Water Use Permit issued by the South Florida Water Management District remaining in full effect.

Upon roll call, all members voted yes. **Motion carried 7-0.**

8) **ANNOUNCEMENT OF NEXT MEETING**

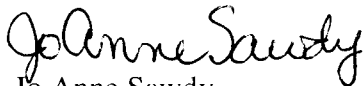
The next Planning and Zoning Commission meeting is scheduled for December 12, 2017, at 3:00 p.m. or as soon thereafter as possible in the County Commissioners' Board Room, located in the Highlands County Government Center Building, at 600 South Commerce Ave., Sebring, Florida.

9) **BOARD MEMBERS**

Mr. Carter stated that he has a few items to address when staff starts to review the next set of changes to the Land Development Regulations. Mr. Ingler suggested staff verify and update, if necessary, the list of member information that is posted on the website.

There being no further business, the meeting was adjourned at 4:00 p.m.

Respectfully submitted by,



Jo Anne Sawdy
Zoning Official