



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

JANUARY 2, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 1/2/13
BCC: 9:00 a.m. 1/22/13

The Lake County Planning & Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Planning & Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Planning & Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing time, or soon thereafter.

Planning & Zoning Board Members

Paul Bryan, Chairman
(District 5)

Timothy Morris, Vice
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri
(District 3)

Rick Gonzalez (District 4)

Debbie Stivender, School
Board, Representative

Kasey Kesselring, At-Large
Representative

Donald L. Heaton,
Ex-Officio, Non-Voting
Military Representative

Board of County Commissioners

Timothy I. Sullivan	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chairman	District 4
Welton G. Cadwell	District 5

County Staff

David Heath, County Manager
Sanford A. Minkoff, County Attorney
Erin Hartigan, Assistant County Attorney

Growth Management Department Staff

Amye King, AICP, Director, Department of Growth Management
Brian T. Sheahan, AICP, Planning Manager, Division of Planning & Community Design
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design
Melving Isaac, Planner, Division of Planning & Community Design
Jennifer Cotch, Environmental Specialist, Division of Planning & Community Design
Ann Corson, Office Associate IV

For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email planning@lakecountyfl.gov.

LAKE COUNTY PLANNING & ZONING BOARD
January 2, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
January 22, 2013

- I. Pledge of Allegiance**
- II. Invocation**
- III. Agenda Update**
- IV. Minute Approval**
- V. Consent Agenda**

The Consent Agenda contains items that are recommended for approval and that are not controversial. The Planning & Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

Tab 1	PH#37-12-5	Ellen & Peter Grazzini Grazzini Property rezoning
Tab 2	PH#2-13-5	Fred C. Hunter Hunter Property rezoning
Tab 3	PH #39-12-3	Eustis Gun Club Inc. Eustis Gun Club rezoning amendment

VI. Regular

Tab 4	Ordinance 2013-XX	LDR Amendment Special Events Ordinance
Tab 5	LPA #13/1/8-2	Comprehensive Plan Amendment FLUM change - Regional Office to Regional Commercial
Tab 6	LPA #13/1/10-2	Comprehensive Plan Amendment FLUM change – Rural Transition to Urban Low Density

VII. Adjourn

CUP #12/7/1-1A, Revolutions Driving Experience, which was originally advertised for the December 2012 public hearings is postponed to the February 2013 public hearings.

CASE NO: PH#37-12-5 [Click here for staff report](#)

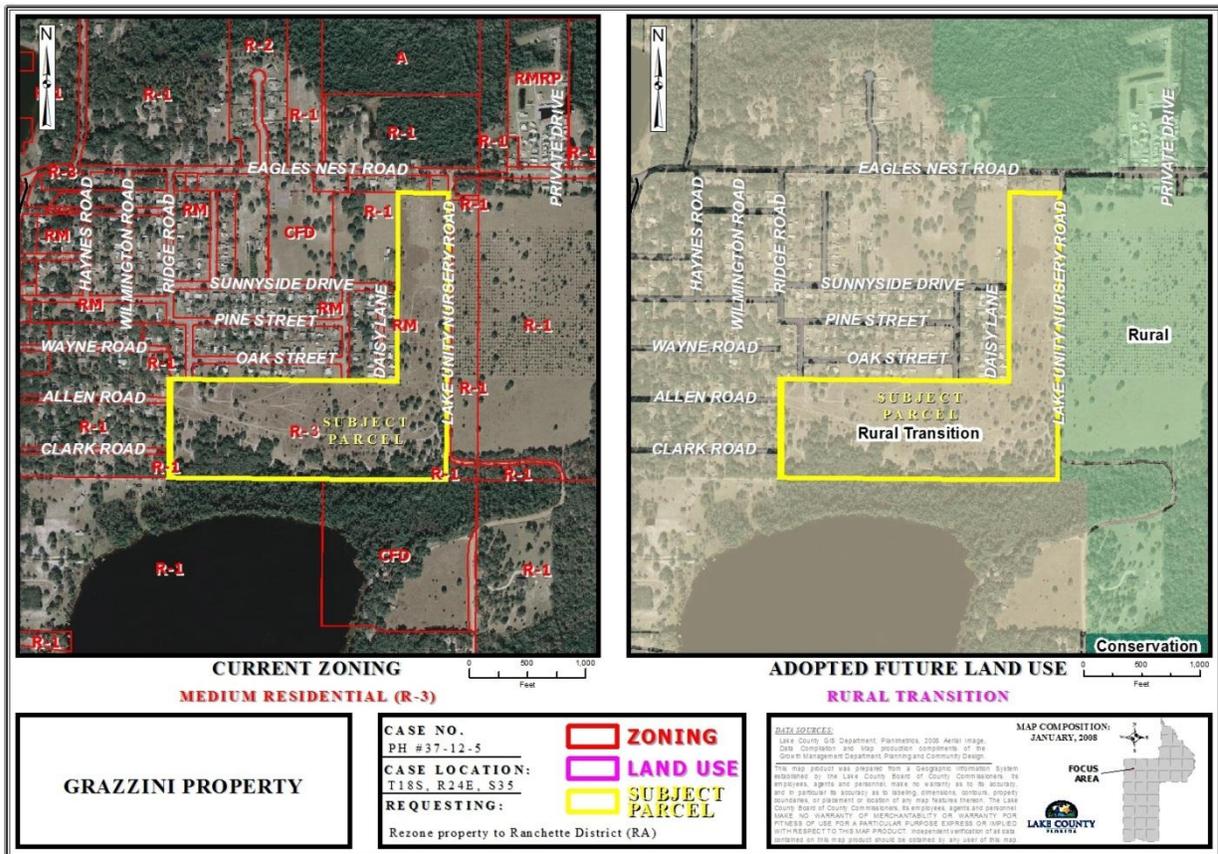
TAB NO: 1

OWNER: Ellen & Peter Grazzini

APPLICANT: Ellen & Peter Grazzini

PROJECT NAME: Grazzini Property rezoning

GENERAL LOCATION: Fruitland Park area, on west side of Lake Unity Road, south of Eagles Nest Road



REQUESTED ACTION: The Applicant requests to rezone property from Rezone property from Medium Residential (R-3) to Ranchette District (RA).

SIZE OF PARCEL: 62 +/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request.

CASE NO: PH#2-13-5 [Click here for staff report](#)

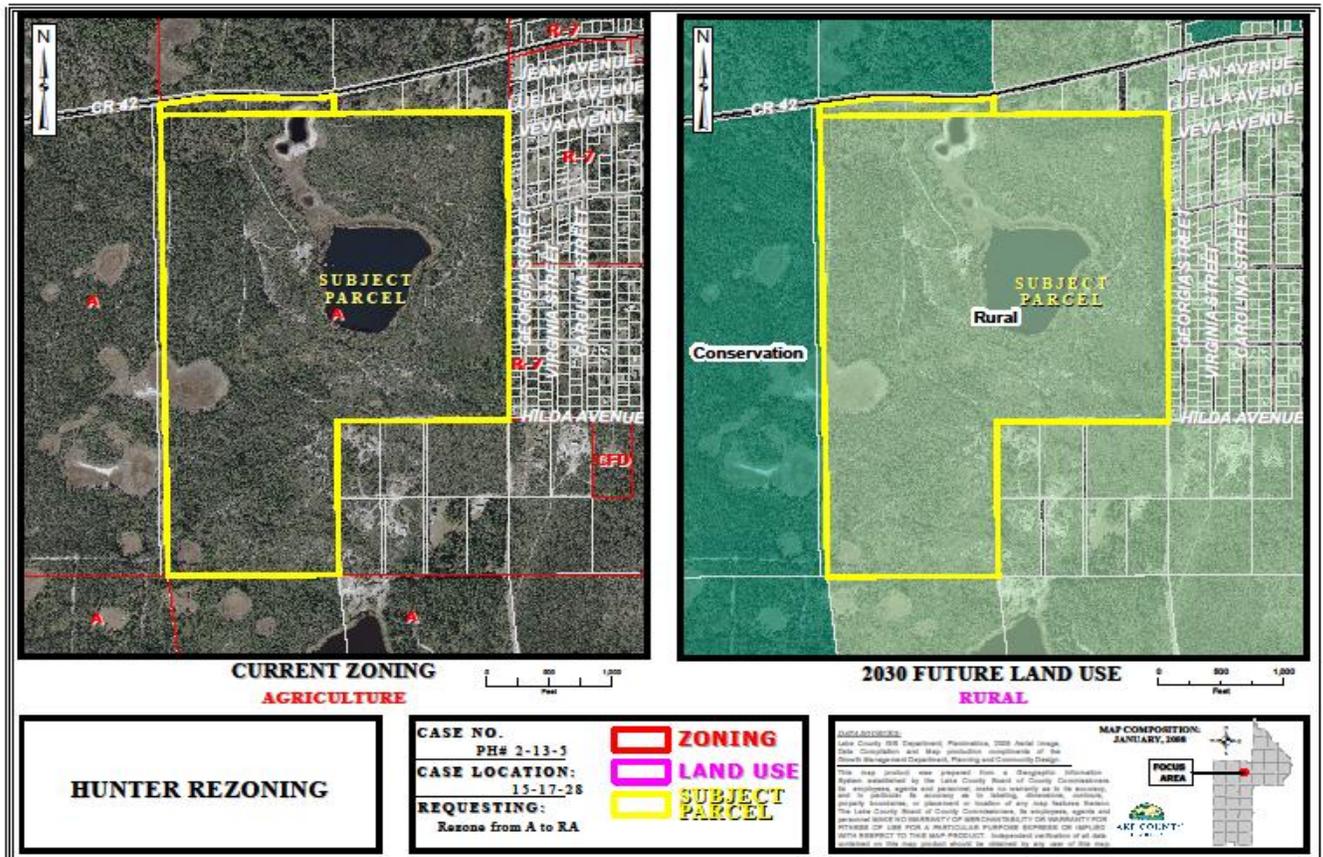
TAB NO: 2

OWNER: Fred C. Hunter

APPLICANT: Martha Hunter Formella

PROJECT NAME: Hunter Property rezoning

GENERAL LOCATION: Paisley area, south of CR 42/west of Georgia Avenue



REQUESTED ACTION: The Applicant seeks to rezone property from Agriculture (A) to Ranchette District (RA).

SIZE OF PARCEL: 200 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed rezoning request.

CASE NO: PH#39-12-3 [Click here for staff report](#)

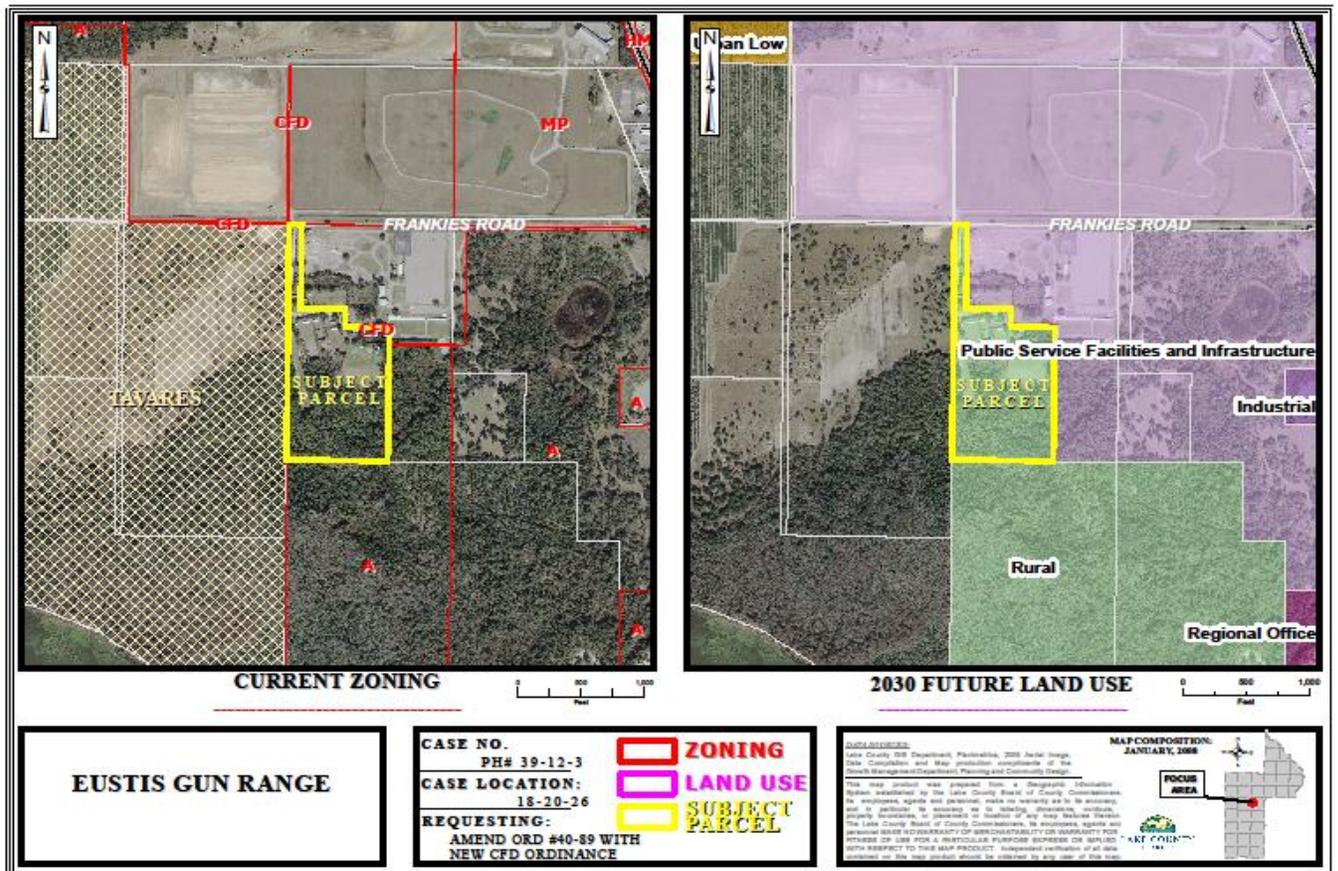
TAB NO: 3

OWNER: Eustis Gun Club, Incorporate

APPLICANT: Thomas Jinks, P.E., Farner-Barley & Associate

PROJECT NAME: Eustis Gun Club rezoning amendmen

GENERAL LOCATION: Tavares area, southside of Frankies Road



REQUESTED ACTION: The Applicant seeks to amend Community Facility District (CFD) Ordinance #40-89 to continue the existing shooting range use, add new uses and to replace it with a new ordinance.

SIZE OF PARCEL: 23.73 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning rezoning application to amend Ord. #40-89 and replace it with a new ordinance, in order to continue the existing uses on the property and add new uses.

CASE NO: Ordinance 2012-XX, Open Air Gathering and Special Events

TAB NO: 4 [Click here for full ordinance text](#)

ORDINANCE NO. 2013-___

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 14.00.02, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED PROHIBITION; RENUMBERING SECTION 10.03.00 REGARDING OPEN AIR VENDORS TO 14.19.00, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; REPEALING 10.03.01, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED OPEN AIR GATHERINGS AND OTHER TEMPORARY USES; CREATING SECTION 14.13.00, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, TO BE ENTITLED SPECIAL EVENT SITE PLANS; PROVIDING FOR A PURPOSE; PROVIDING FOR SUBMITTAL REQUIREMENTS; PROVIDING FOR EXEMPTIONS; PROVIDING THAT THE PROPOSED USE SHALL BE CONSISTENT WITH THE ZONING DISTRICT; AMENDING CHAPTER II, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment to amend Chapter 14 regarding open air gatherings.

CASE NO: LPA#13/1/8-2 (Comprehensive Plan Amendment to the Future Land Use Map Series of the Future Land Use Element)

TAB NO: 5 [Click here for staff report](#)

ORDINANCE NO. 2013-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE TO REGIONAL COMMERCIAL FOR SIX PARCELS LOCATED ON THE SOUTH SIDE OF EAST SR 50 AND WEST OF THE COUNTY LINE WITH ALTERNATE KEYS #1037409 (HEADQUARTERS ORLANDO REAL ESTATE LLC), #3798103 (B & B OF SOUTH FLORIDA, INC.), #3309324 (B & B OF SOUTH FLORIDA, INC.), #1592356 (RICCI, ALAN & PAULA), #2827068 (BATTLAM, HAMIDA F. & NASEEN, BANO LATIF), AND #3784890 (FLORIDA DISCOUNT SELF STORAGE LLC); PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** to amend the future land use map to change of the future land use of identified parcels from Regional Office to Regional Commercial.



CASE NO: LPA#13/1/10-2 (Comprehensive Plan Amendment to the Future Land Use Map Series of the Future Land Use Element)

TAB NO: 6 [Click here for staff report](#)

ORDINANCE NO. 2013-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM RURAL TRANSITION TO URBAN LOW DENSITY FOR PARCELS LOCATED NORTH OF SR 50 AND NORTH TO LAKE APOPKA, WEST TO AND INCLUDING THE COLINA BAY SUBDIVISION AND EAST TO THE COUNTY LINE IN SECTIONS 14, 23, 24, AND 25 TOWNSHIP 22 SOUTH RANGE 26 EAST, LAKE COUNTY, FLORIDA, CONSISTING OF 151 PARCELS AND APPROXIMATELY 580 ACRES, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** to amend the future land use map to change of the future land use of identified parcels from Rural Transition to Urban Low.

