



PLANNING & ZONING BOARD

AGENDA

JANUARY 27, 2016

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
PZB: 9:00 A.M. 01/27/16
BCC: 9:00 A.M. 02/16/16

The Lake County Planning & Zoning Board (PZB) 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.

The recommendations of the PZB are transmitted to the 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 3)

Laura Jones Smith,
(District 2)

Kathryn S. McKeeby,
Secretary (District 1)

Rick Gonzalez,
(District 4)

Debbie Stivender, School
Board, Representative

Vacant
At-Large Representative

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

Board of County Commissioners

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

County Staff

David Heath, County Manager
Melanie Marsh, County Attorney
Diana Johnson, Assistant County Attorney

Economic Growth Department and other Staff

Robert L. Chandler IV, CEcD, Director, Department of Economic Growth
Chris Schmidt, Manager, Division of Planning & Zoning
Steve Greene, AICP, Chief Planner, Division of Planning & Zoning
Tim McClendon, Chief Planner, Division of Planning & Zoning
Rick Hartenstein, AICP, Senior Planner, Planning & Zoning
Melving Isaac, Senior Planner, Division of Planning & Zoning
Michele Janiszewski, Planner, Division of Planning & Zoning
Christine Rice, Planner, Division of Planning & Zoning
William White, Engineering, Public Works

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

LAKE COUNTY PLANNING & ZONING BOARD (PZB)
January 27, 2016
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS (BCC)
February 16, 2016

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

The Consent Agenda contains items that are recommended for approval and that are not controversial. The PZB/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	Ordinance 2015-XX	LDR Amendment Building Code References
Tab 2	CUP-15-07-5	Fiddler's Green Ranch CUP
Tab 3	RZ-15- 22-1	Mohamed El-Aswad Property Rezoning
Tab 4	RZ-15-24-5	Chrysalis Health CFD Amendment
Tab 5	RZ-15-28-4	Summer Lake-Grace Groves PUD/MCUP Rezoning
Tab 6	RZ-15-6-4	Mt. Plymouth Greens PUD

Regular Agenda

VII. Other Business

VIII. Adjourn

ORDINANCE 2016-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING CHAPTER 6, LAKE COUNTY CODE, ENTITLED BUILDINGS AND CONSTRUCTION TO BRING THE CODE INTO COMPLIANCE WITH THE FIFTH EDITION OF THE FLORIDA BUILDING CODE; PROVIDING FOR DEFINITIONS; CLARIFYING ADMINISTRATIVE PROVISIONS; PROVIDING FOR EXEMPTIONS FROM BUILDING PERMITS; CLARIFYING THE DUTIES AND POWERS OF THE BUILDING OFFICIAL; PROVIDING A LOCAL LICENSE CLASSIFICATION FOR JOURNEYMAN; DELETING SECTION 14.14.03, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 14.14.02, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 9.07.14, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

STAFF RECOMMENDATION: Staff recommends APPROVAL

TAB NO: 2

CASE NO: CUP-15-07-5

OWNER: James Barnard

APPLICANT: James Barnard

PROJECT NAME: Fiddler's Green Ranch

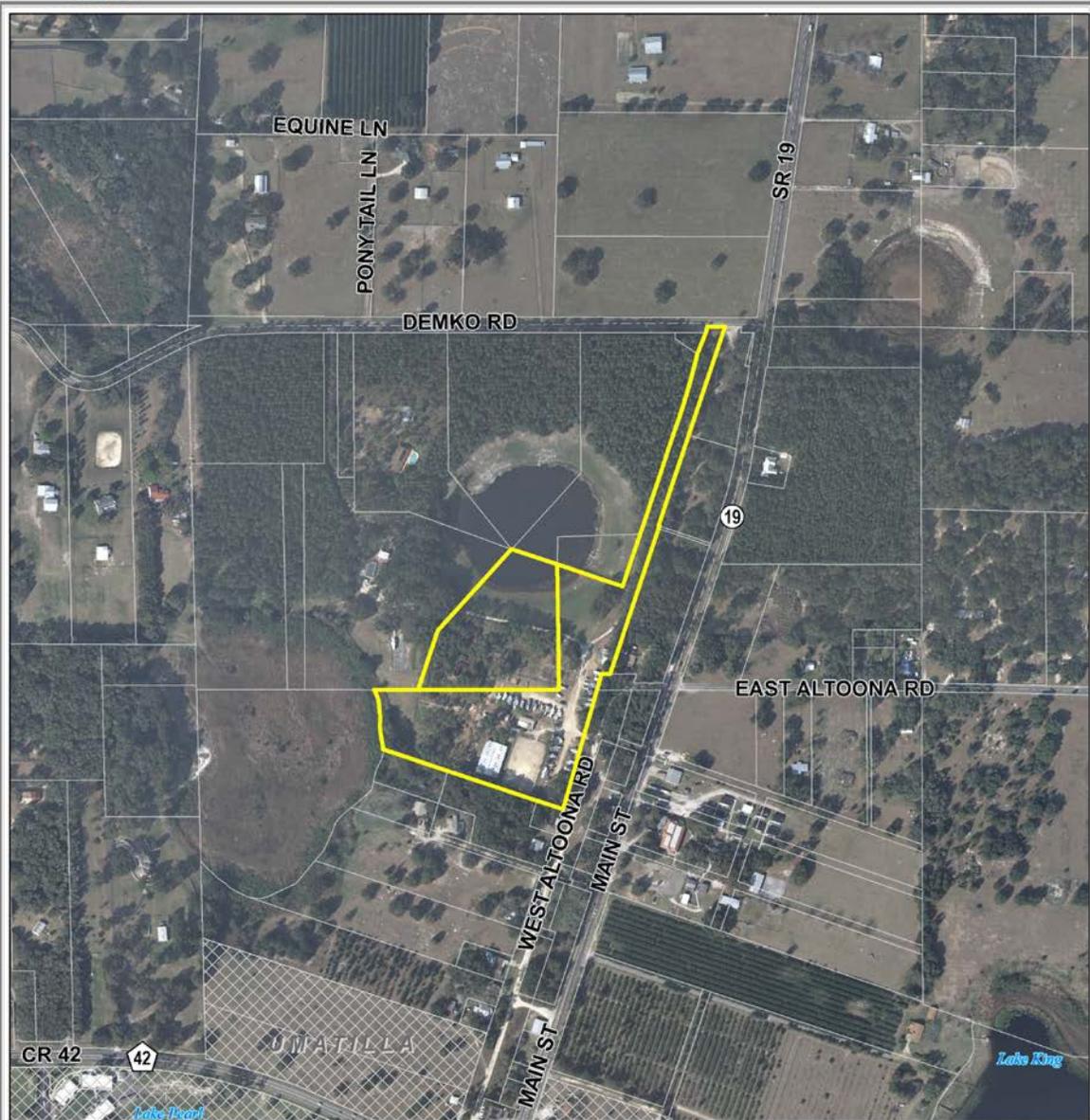
GENERAL LOCATION: Umatilla area, west of SR 19, south of Demko Road

REQUESTED ACTION: Rescind and replace CUP 90/2/5-5 and CUP 90A/2/5-5 with a new CUP Ordinance for additional eight (8) RV sites, twelve (12) self-contained equestrian trailers, multi-purpose building, an additional barn, and associated uses for the existing Fiddler's Green Ranch equestrian riding academy.

SIZE OF PARCEL: 13.18 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.



NAME: FIDDLERS GREEN RANCH
CASE NUMBER: CUP-15-07-5
LOCATION (S-T-R): 31-17-27
REQUEST: AGRICULTURE (A) TO NEIGHBORHOOD COMMERCIAL (C-1)



TAB NO: 3

CASE NO: RZ-15-22-1

OWNER: Mohamed El Aswad

APPLICANT: Jimmy Crawford, Esq.

PROJECT NAME: Mohamed El Aswad Rezoning

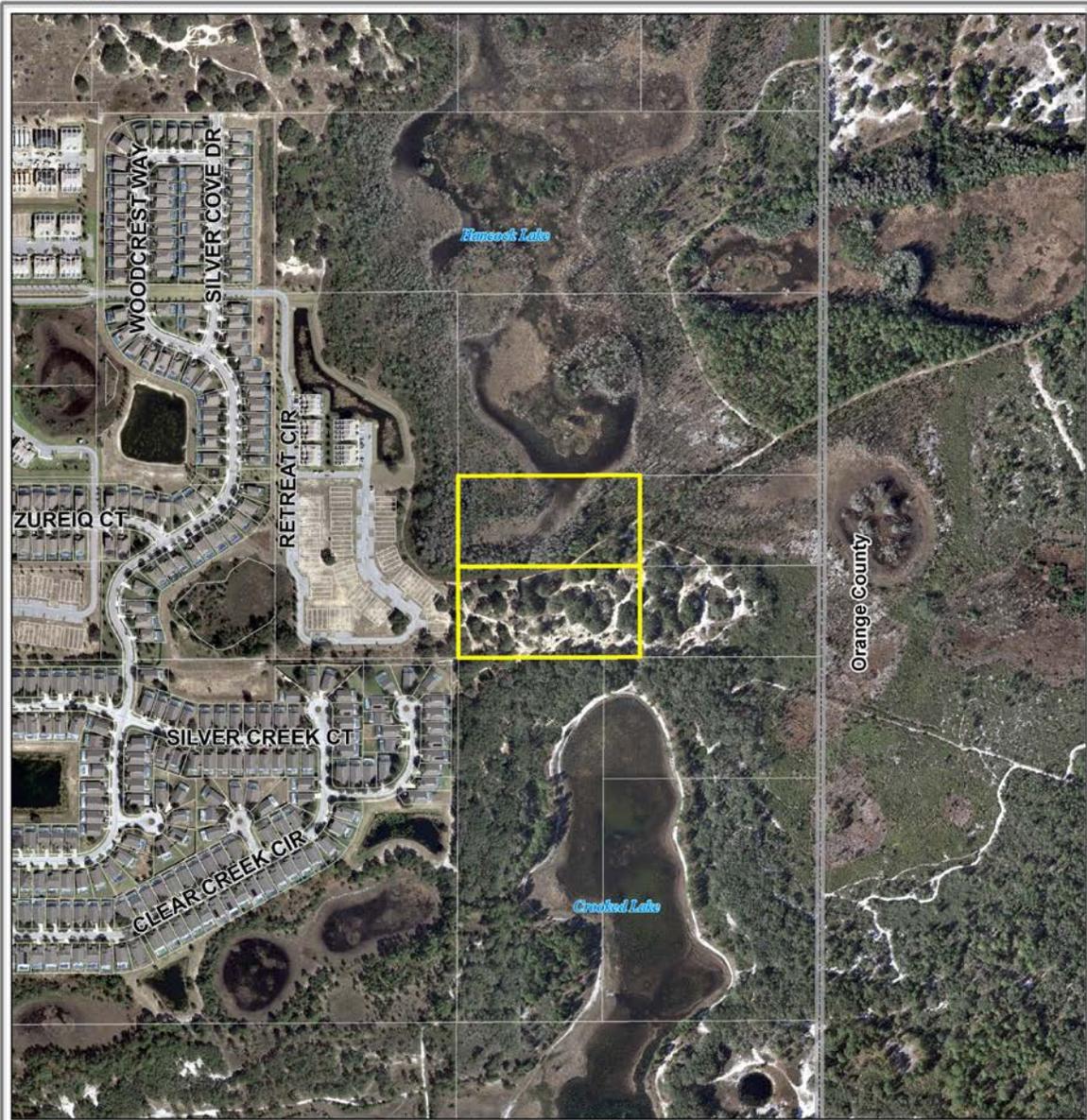
GENERAL LOCATION: Clermont area, east of US Hwy 27 and east of Retreat Circle

REQUESTED ACTION: Rezone property from Agriculture (A) to Medium Suburban Residential (R-4)

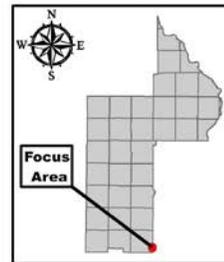
SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Urban Low Density

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.



NAME: MOHAMED ELASWAD
CASE NUMBER: RZ-15-22-1
LOCATION (S-T-R): 25-24-26
REQUEST: A to R-4



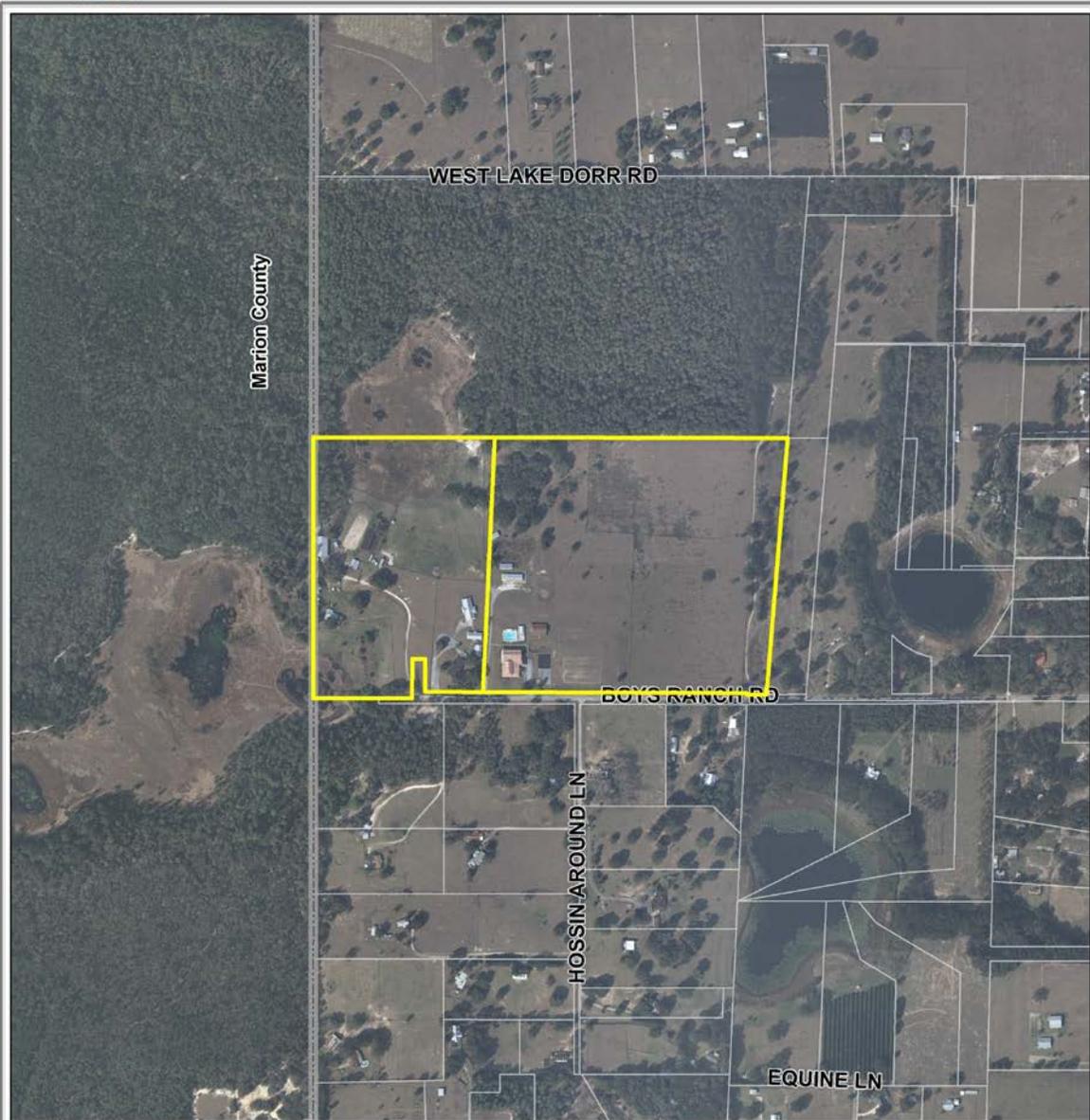
TAB NO: 4
CASE NO: RZ-15-24-5
OWNER: MRCE Holdings, LLC/Ray T. Berry, Manager
APPLICANT: Chrysalis Health
PROJECT NAME: Chrysalis Health
GENERAL LOCATION: Altoona area, 18307 Boys Ranch Road

REQUESTED ACTION: Amend Community Facility District (CFD) Ordinance #1998-76 (Lake County Boys Ranch) to change the use of the property to a Comprehensive Transitional Education Facility and rescind/replace Ord. #1998-76 with a new Ordinance.

SIZE OF PARCEL: 65.6 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.



NAME: CHRYSALIS HEALTH
CASE NUMBER: RZ-15-24-5
LOCATION (S-T-R): 30-17-27
REQUEST: CFD AMENDMENT



TAB NO: 5

CASE NO: RZ-15-28-4

OWNER: Summer Lake-Grace Groves, LLP/Mt. Dora Hills, LLC/Tom West Inc./HB Sorrento, LLC/Harvey Bernfeld

APPLICANT: LPG Urban & Regional Planners

PROJECT NAME: Summer Lake Groves PUD/MCUP Rezoning

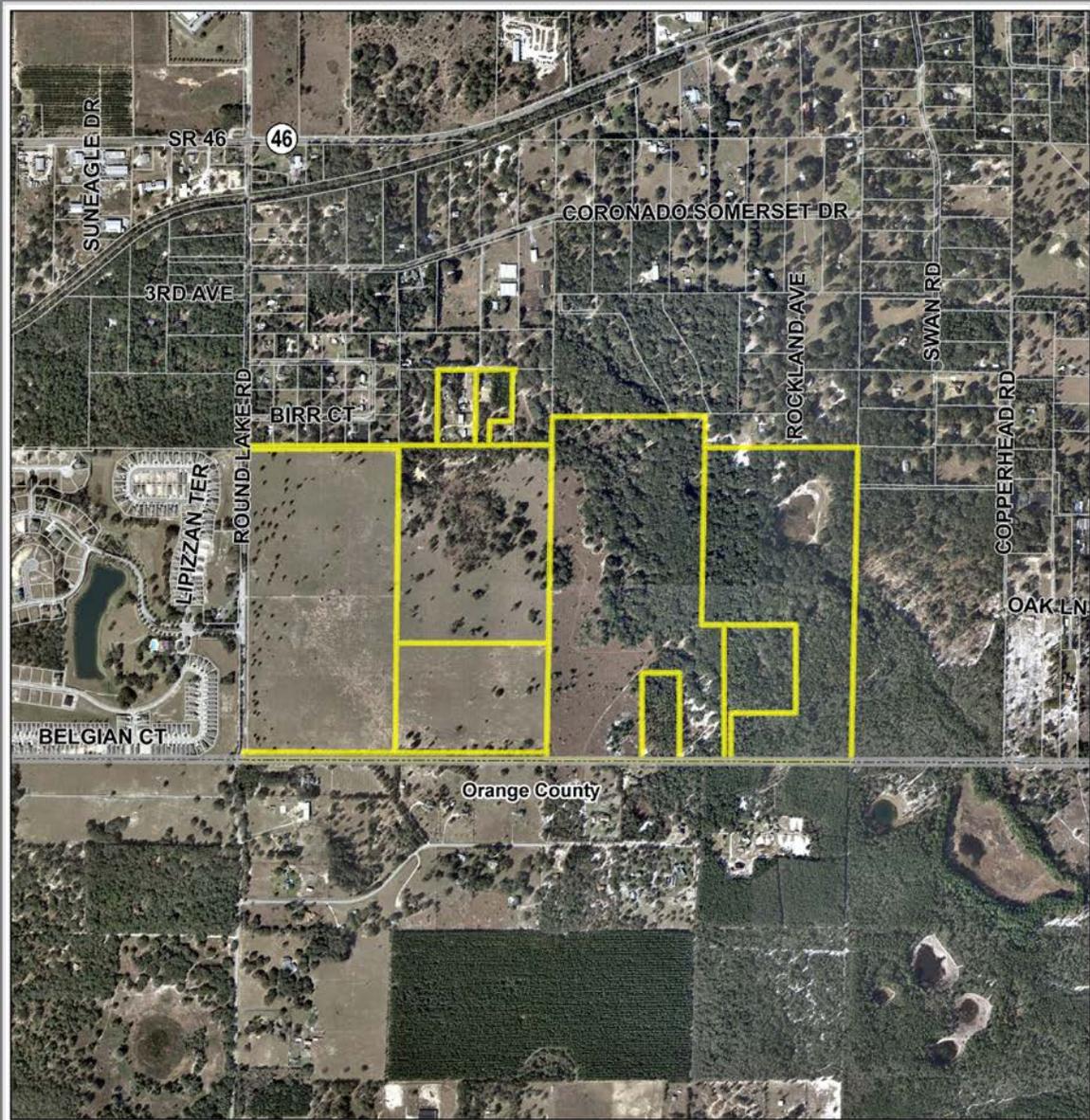
GENERAL LOCATION: Mt. Dora area, east of Round Lake Road and south of Coronado-Somerset Drive

REQUESTED ACTION: Rezone 265.5+/- acres from Agriculture (A) to Planned Unit Development (PUD) Zoning District for a Phased Mixed-Use PUD and Borrow Pit Use Mining Conditional Use Permit (MCUP) to supply fill material the Wekiva Parkway construction.

SIZE OF PARCEL: 265.5 +/- acres

FUTURE LAND USE: Regional Office/Wekiva Study Area

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.



NAME: SUMMER LAKES-GRACE GROVES
CASE NUMBER: RZ-15-28-4
LOCATION (S-T-R): 35-19-27
REQUEST: A to PUD \ MCUP



TAB NO: 6

CASE NO: RZ-15-6-4

OWNER: Pandevco, LLC

APPLICANT: P.K.A Orlando, Inc./ Raymond R. Bradick

PROJECT NAME: Mt. Plymouth greens PUD Rezoning

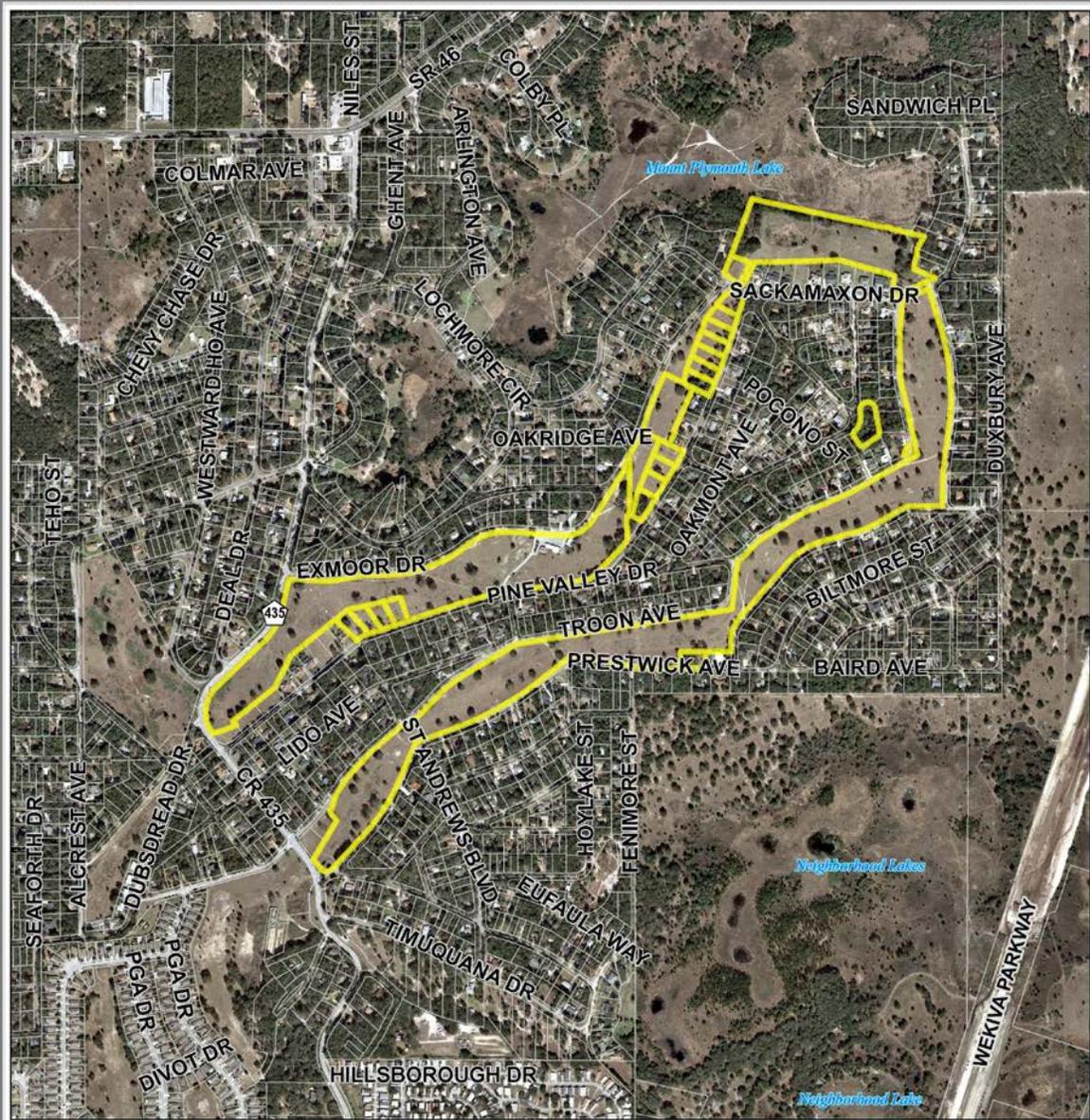
GENERAL LOCATION: Mt. Plymouth area, south of Exmore Drive, north of Preswick Avenue and east of CR 435.

REQUESTED ACTION: Rezone 92.8 +/- acres from Medium Residential District (R-3) to Planned Unit Development (PUD) for a single-family residential development, to include a partial waiver to LDR Section 9.01.06.

SIZE OF PARCEL: 92.8 +/- acres

FUTURE LAND USE: Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions, as set forth in the proposed ordinance.



NAME: MT PLYMOUTH GREENS
CASE NUMBER: RZ-15-6-4
LOCATION (S-T-R): 28/32/33-19-28
REQUEST: R-3 to PUD

