



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

FEBRUARY 6, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 2/6/13
BCC: 9:00 a.m. 2/26/13

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
February 6, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
February 26, 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#1-13-5	CHW, Inc./Crockett, Duncan, USB Crockett, Duncan, USB Property rezoning
Tab 2	PH#3-13-1	Rubin Groves of Clermont, Inc. Rubin Groves PUD rezoning
Tab 3	PH #38-12-2	J. Crawford/Colonial Acquisitions, Inc./D. Reed Reed Nissan Stormwater Facility rezoning

VI. Regular Agenda

Tab 4	LPA #13/12/1-5	Comprehensive Plan Amendment FLUM change – Rural Transition to Industrial
Tab 5	LPA #13/2/3-1	Comprehensive Plan Amendment FLUM change - Rural Transition to Regional Office
Tab 6	Ordinance 2013-XX	LDR Amendment Public Hearing Postponements
Tab 7	Ordinance 2013-XX	LDR Amendment Nonconformities
Tab 8	Ordinance 2013-XX	LDR Amendment Accessory Structures
Tab 9	Ordinance 2013-XX	LDR Amendment Mining

VII. Adjourn

CASE NO: PH#1-13-5 [View Staff Report Packet](#)

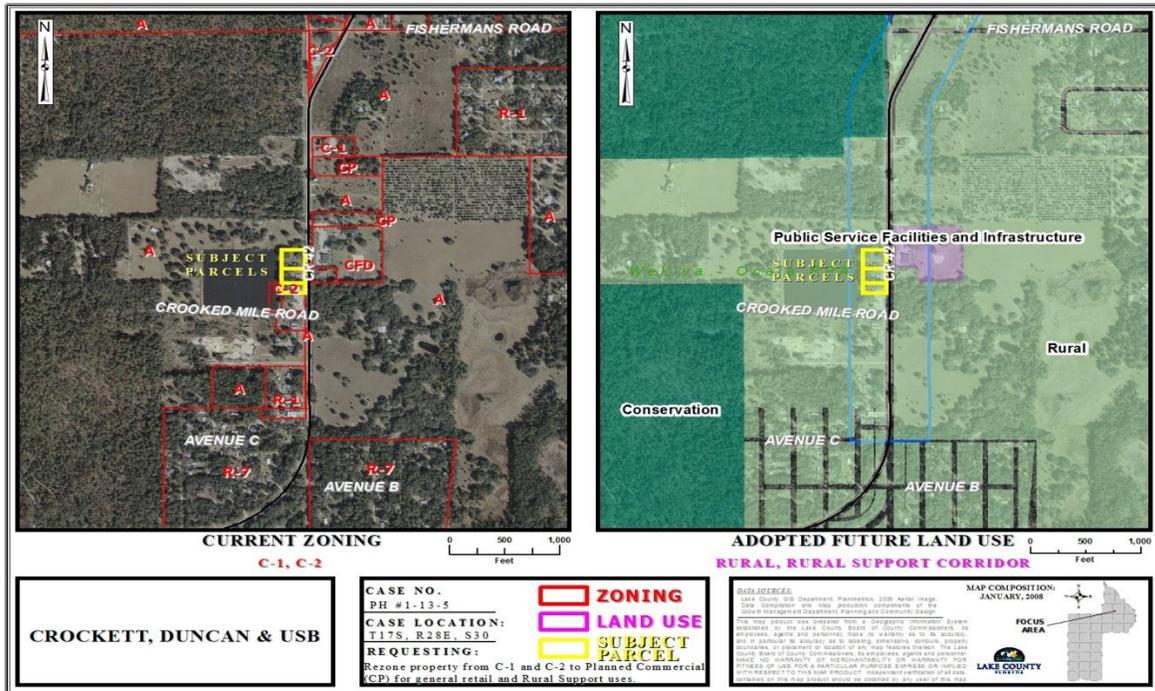
TAB NO: 1

OWNER: Crockett, Duncan & USB

APPLICANT: Gerry Dedenbach (Causseaux, Hewett & Walpole, Inc.)

PROJECT NAME: Crockett, Duncan, USB Property rezoning

GENERAL LOCATION: Paisley area, West of CR 42, North of Crooked Mile Road.



REQUESTED ACTION: The Applicant requests to rezone property from C-1 and C-2 to Planned Commercial (CP) Zoning District.

SIZE OF PARCEL: 2.29 +/- acres

FUTURE LAND USE: Rural future land use, situated within the Rural Support Corridor and Wekiva-Ocala Rural Protection Area

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

CASE NO: PH#3-13-1 [View Staff Report Packet](#)

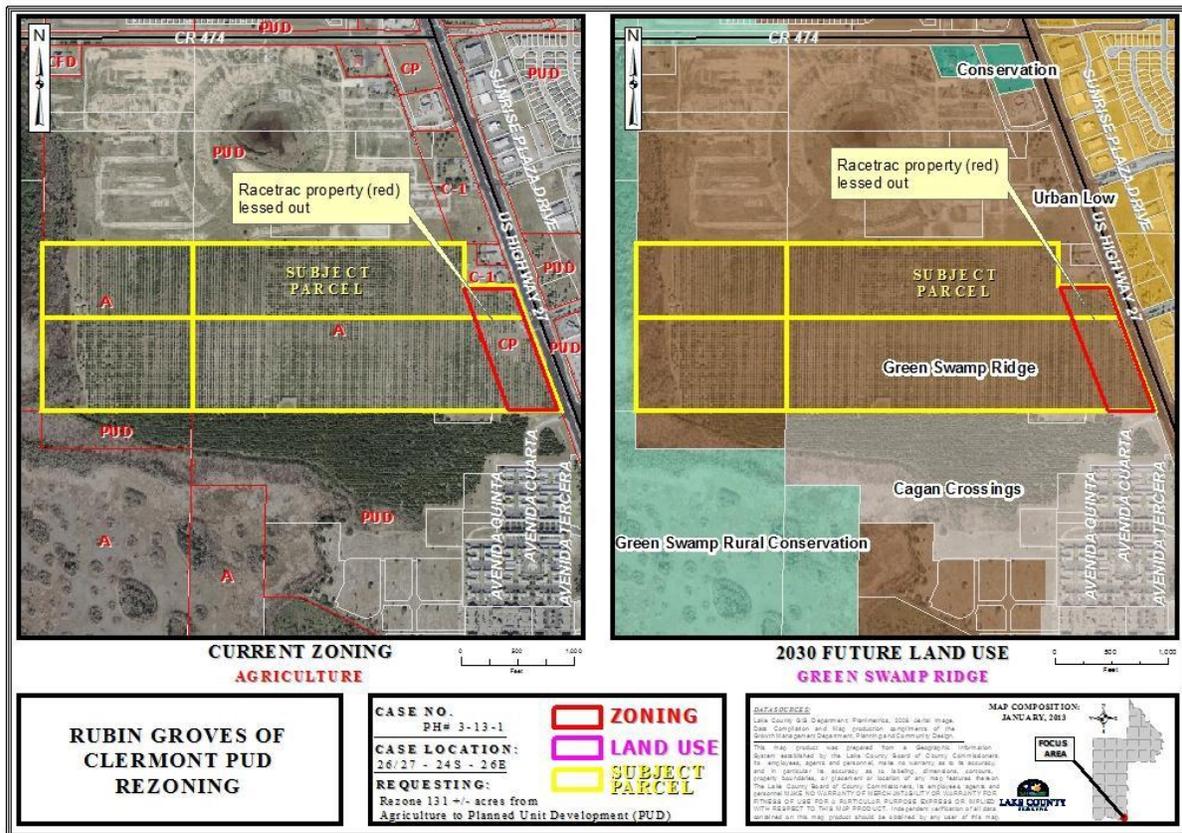
TAB NO: 2

OWNER: Rubin Groves of Clermont, Inc.

APPLICANT: Rubin Groves of Clermont, Inc.

PROJECT NAME: Rubin Groves PUD rezoning

GENERAL LOCATION: South Lake County, southwest corner of the Woodcrest Way & US 27 intersection.



REQUESTED ACTION: The Applicant seeks to rezone property from Agriculture (A) to Planned Unit Development (PUD) zoning to facilitate the development a Mixed-Use Planned Unit Development.

SIZE OF PARCEL: 131 +/- acres

FUTURE LAND USE: Green Swamp Ridge

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

CASE NO: PH#38-12-2 [View Staff Report Packet](#)

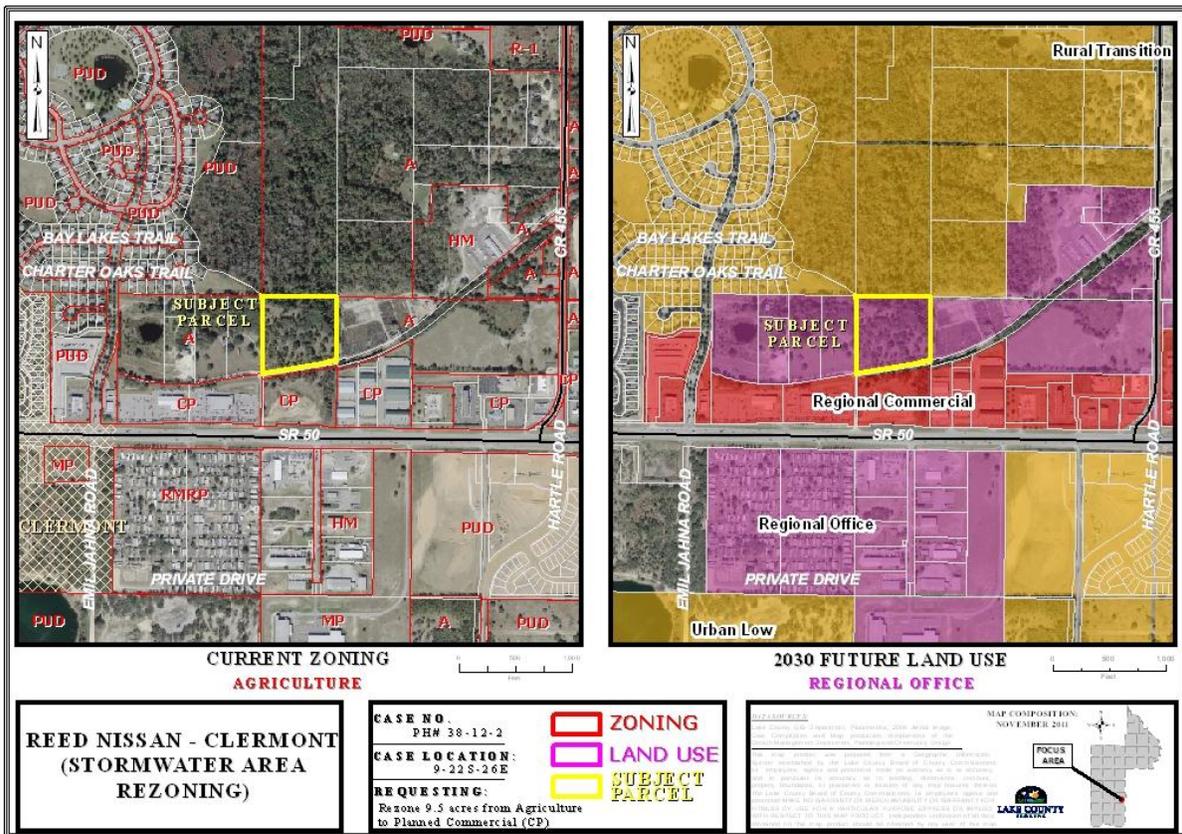
TAB NO: 3

OWNER: Colonial Acquisitions, Inc. / Raymond D. Reed

APPLICANT: Jimmy D. Crawford

PROJECT NAME: Reed Nissan Stormwater Management Facility

GENERAL LOCATION: Clermont area –situated north of property located at 16005 SR 50, west of CR 455.



REQUESTED ACTION: The Applicant seeks to rezone property Agriculture (A) to Planned Commercial (CP) to accommodate future develop of a stormwater retention facility.

SIZE OF PARCEL: 9.5 +/- acres

FUTURE LAND USE: Regional Office

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

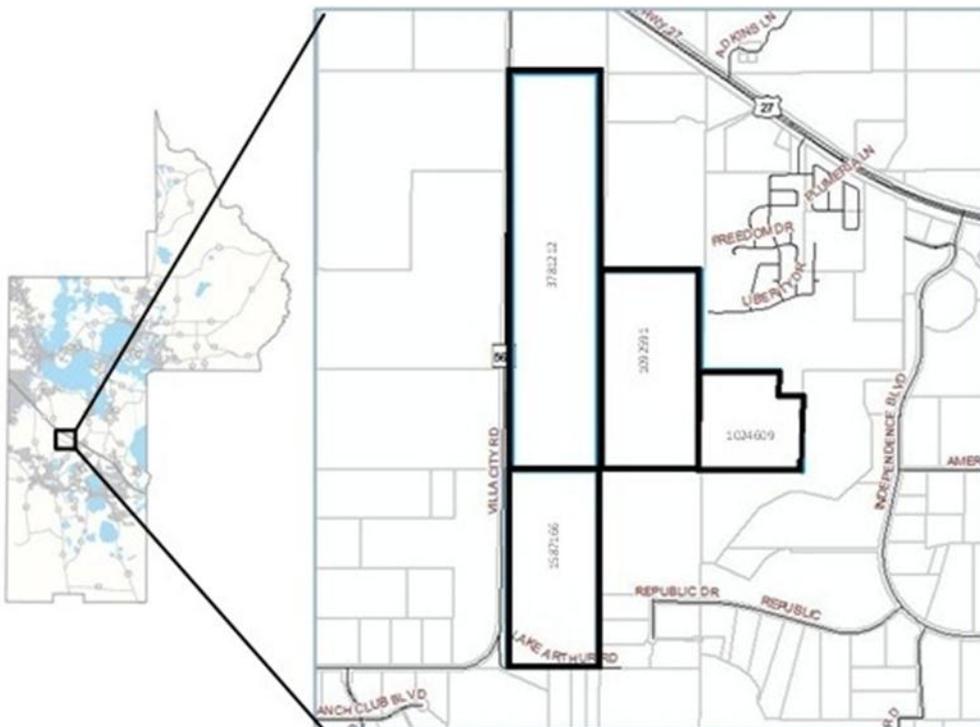
CASE NO: LPA#13/2/3-1 (Comprehensive Plan Amendment to the Future Land Use Map Series of the Future Land Use Element) [View Staff Report](#)

TAB NO: 5

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 AND URBAN LOW DENSITY TO REGIONAL OFFICE FOR PARCELS LOCATED EAST OF CR 565 AND NORTH AND WEST OF CHRISTOPHER C. FORD COMMERCE PARK AND LANGLEY INDUSTRIAL PARK, DESCRIBED AS ALTERNATE KEY NUMBERS 1587166 (BLR-VILLA CITY EAST, LLC), 3781212 LESS THE S ½ OF SW ¼ --LESS CR 565- - (FLORIBRA-VILLA CITY IB, LLC), 1092591 AND 1024609 (CIRELLI EMILIO & JOHN VOSILLA), CONSISTING OF FOUR PARCELS AND APPROXIMATELY 360 ACRES, ALL LYING WITHIN 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 and Urban Low to Regional Office.



CASE NO: Ordinance 2013-XX, Public Hearing Postponements

[View Proposed Ordinance Document](#)

TAB NO: 6

ORDINANCE NO. 2013-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, SECTION 14.00.06, ENTITLED "PROCEDURES GOVERNING PUBLIC HEARINGS; AMENDING PROCEDURES FOR CONTINUANCES OF PUBLIC HEARINGS BY ALLOWING A REQUEST FOR A CONTINUANCE TO BE MADE FIVE DAYS INSTEAD OF THE TEN CURRENTLY REQUIRED; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment to amend Chapter 14 regarding public hearing continuance.

CASE NO: Ordinance 2013-XX, Nonconformities

[View Proposed Ordinance Document](#)

TAB NO: 7

ORDINANCE NO. 2013-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER I, ENTITLED "GENERAL PROVISIONS", SECTION 1.08.00, ENTITLED "NONCONFORMING DEVELOPMENT", IN ORDER TO PROVIDE FOR CONTINUATION OR TERMINATION OF NONCONFORMING DEVELOPMENT AS PRESCRIBED BY THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AND TO INCORPORATE PROVISIONS RELATED TO NONCONFORMITIES FROM OTHER CHAPTERS OF THE LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED "DEFINITIONS", IN ORDER TO ADD DEFINITIONS FOR NONCONFORMING STRUCTURES AND NONCONFORMING USES; AMENDING CHAPTER III, ENTITLED "ZONING DISTRICT REGULATIONS", SECTION 3.02.00, ENTITLED "BULK REGULATIONS", IN ORDER TO REPEAL LOT OF RECORD PROVISIONS AND DELETE PROVISIONS RELATED TO NONCONFORMITIES TO BE INCORPORATED IN CHAPTER I, LDR, BY THIS ORDINANCE, AND AMENDING SECTION 3.07.00, ENTITLED "ADULT ENTERTAINMENT ESTABLISHMENTS", IN ORDER TO REPEAL PROVISIONS RELATED TO NONCONFORMING ADULT ENTERTAINMENT USES; AMENDING CHAPTER IX, ENTITLED "DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS", SECTION 9.03.00, ENTITLED "OFF-STREET PARKING REGULATIONS", IN ORDER TO REPEAL PROVISIONS RELATED TO NONCONFORMING PARKING LOTS TO BE INCORPORATED IN CHAPTER I, LDR, BY THIS ORDINANCE; AND AMENDING CHAPTER XI, ENTITLED "SIGNS", IN ORDER TO REPEAL SECTION 11.03.00, ENTITLED "PROVISION FOR CONVERTING EXISTING NONCONFORMING SIGNS TO GROUND SIGNS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment to amend Chapter 1 regarding nonconformities.

CASE NO: Ordinance 2013-XX, Accessory Structures

[View Proposed Ordinance Document](#)

TAB NO: 8

ORDINANCE NO. 2013-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER X, ENTITLED “ACCESSORY AND TEMPORARY STRUCTURES AND USES” IN ORDER TO UPDATE CHAPTER X PURSUANT TO THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, REORGANIZE IT AND ADD TWO NEW SECTIONS; ADDING SECTION 10.02.05 “TEMPORARY SALES OFFICE” AND SECTION 10.02.06 “TEMPORARY CONSTRUCTION OFFICE”; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment to amend Chapter 10 regarding accessory structures.

CASE NO: Ordinance 2013-XX, Mining

[View Proposed Ordinance Document](#)

TAB NO: 9

ORDINANCE NO. 2013-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED “DEFINITIONS”, IN ORDER TO ADD DEFINITIONS OF “IMPROPERLY CLOSED MINES” AND “INTERMEDIATE CONFINING UNIT”, TO AMEND THE DEFINITION OF “MINING ACTIVITIES” TO INCLUDE BORROW PITS, TO CHANGE REFERENCES FROM ‘MINING SITE PLAN’ TO “MINING CONDITIONAL USE PERMIT”, AND TO CHANGE REFERENCES FROM “OPERATING PERMIT” TO “OPERATING PLAN” AND TO ADD A DEFINITIONS FOR “PRIME AQUIFER RECHARGE AREAS” AND “PROTECTED RECHARGE AREAS”; AMENDING CHAPTER VI, ENTITLED “RESOURCE PROTECTION STANDARDS”, SECTION 6.06.00, ENTITLED “MINING”, IN ORDER TO ADD PROVISIONS RELATED TO MINING AND BASED ON THE REQUIREMENTS OF THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING CHAPTER VIII, ENTITLED “GREEN SWAMP”, SECTION 8.00.05, ENTITLED “DEVELOPMENT REVIEW CRITERIA”, IN ORDER TO PROVIDE THAT ALL MINES MUST MEET THE REQUIREMENTS OF CHAPTER VI, SECTION 6.06.00 ON MINING; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the LDR amendment to amend Chapter 6 and 8 regarding mining.