



LAKE COUNTY PLANNING & ZONING BOARD AGENDA

MARCH 6, 2013

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 3/6/13
BCC: 9:00 a.m. 3/26/13

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 3)

Ted DeWitt (District 2)

Kathryn S. McKeeby
(District 1)

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

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| 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
Anita Greiner, Chief Planner, 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
March 6, 2013
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
March 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.

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| Tab 1 | PH#4-13-5 | Dr. A. Portigliatti, Mgr./ Villagio at Lady Lake, LLC |
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VI. Regular Agenda

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| Tab 2 | POSTPONED** | MSP#13/3/1-2 | J.D. Mott/Cemex Construction Sand Mine Florida, LLC |
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| Tab 3 | Ordinance 2013-XX | LDR Amendment Fire Protection Standards |
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| Tab 4 | Ordinance 2013-XX | LDR Amendment Communication Towers |
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VII. Adjourn

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| ** Postponed until the April 3, 2013 P&Z Board and April 23, 2013 Board of County Commissioners public hearings. |
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CASE NO: PH#4-13-5

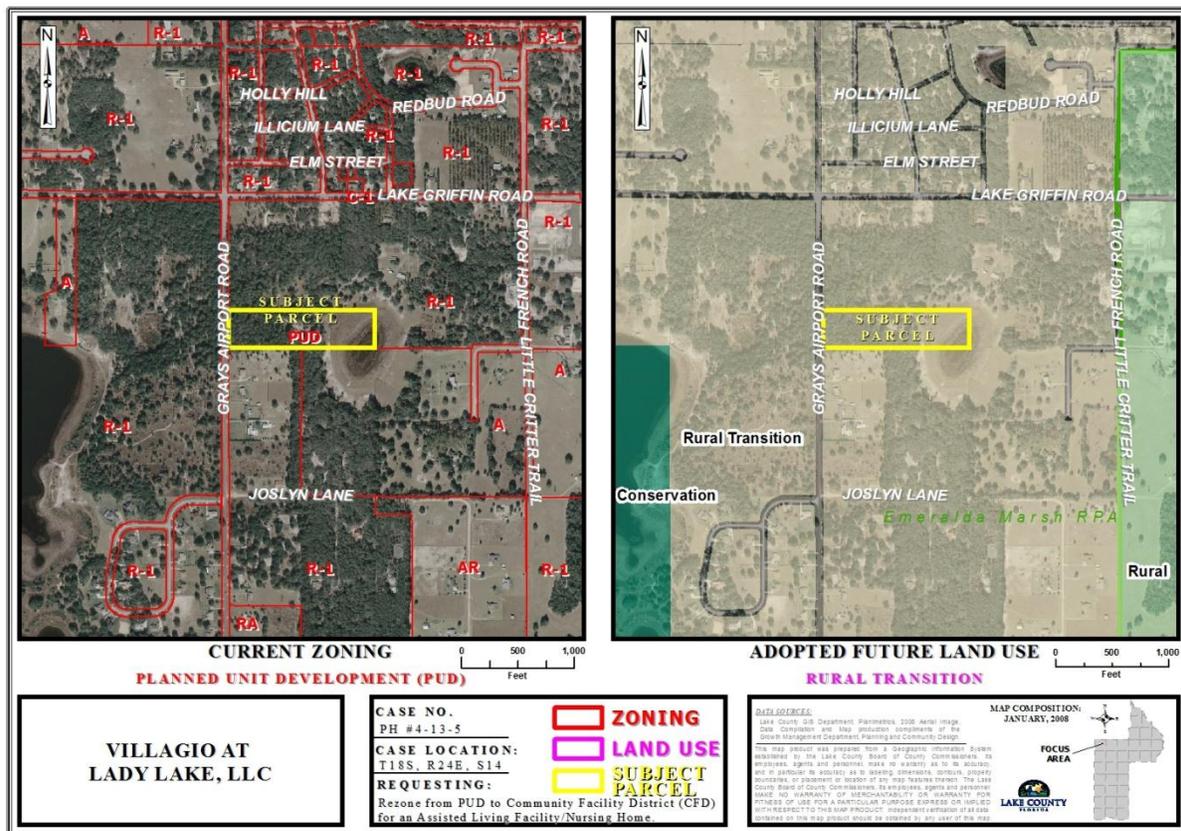
TAB NO: 1

OWNER: Villagio at Lady Lake, LLC

APPLICANT: Dr. Anthony Portigliatti, Mgr. (Villagio at Lady Lake LLC)

PROJECT NAME: Villagio at Lady Lake

GENERAL LOCATION: Southeast of Grays Airport Road and Lake Griffin Road intersection, Lady Lake area



REQUESTED ACTION: Rezone property from Planned Unit Development (PUD) to Community Facility District (CFD) for a 154 bed Assisted Living Facility/Nursing Home.

SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL with conditions** in the attached Ordinance.

CASE NO: MSP#13/3/1-2 Xa, Åæ-Å^] [!Åæ&^c

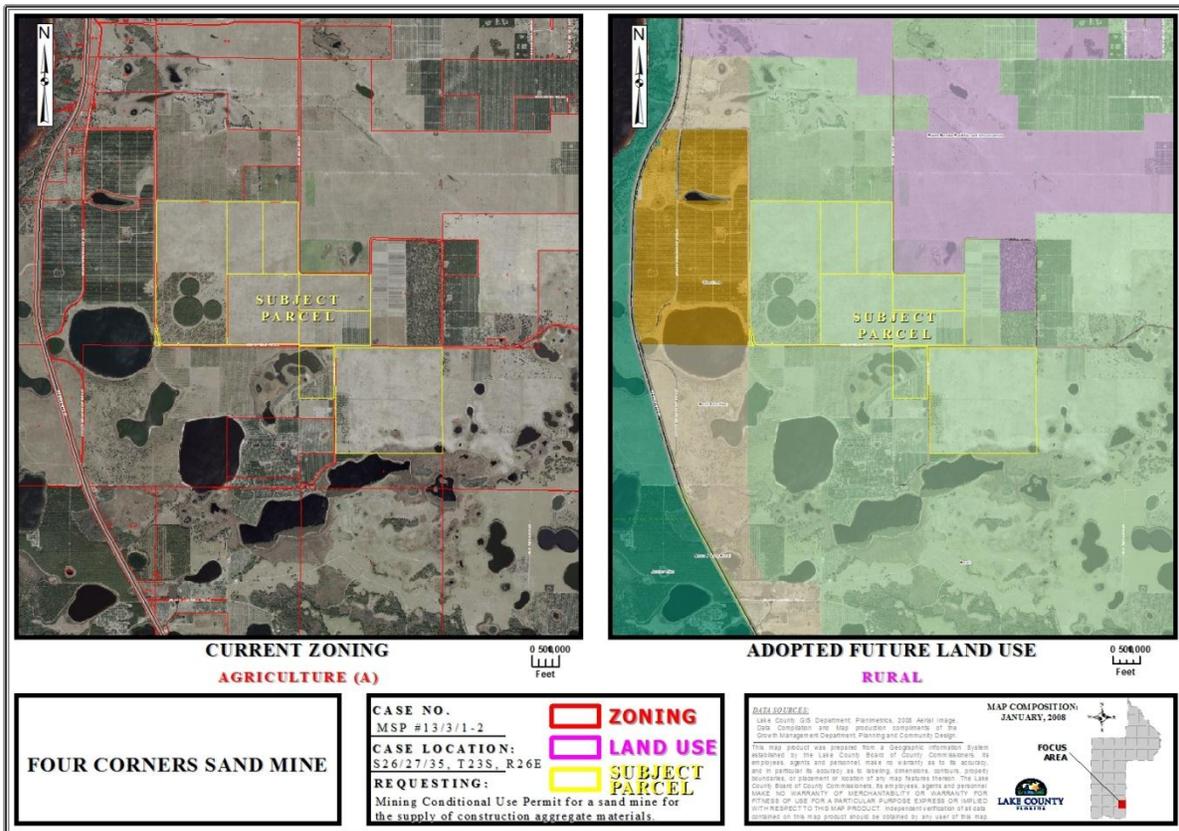
TAB NO: 2

OWNER: Cemex Construction Sand Mine Florida, LLC

APPLICANT: J.D. Mott

PROJECT NAME: Four Corner Sand Mine

GENERAL LOCATION: Southeast corner of the US 27/Scholfield Road intersection, Clermont area.



REQUESTED ACTION: The Applicant seeks a Mining Conditional Use Permit for sand mining aggregate materials.

SIZE OF PARCEL: 1,196 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the conditional use request for sand mine, with conditions as specified in the proposed ordinance.

CASE NO: LDR 2013-xxx, Fire Protection

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TAB NO: 3

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 II, ENTITLED “DEFINITIONS” TO CREATE A DEFINITION OF “CLEAR OPEN SPACE”; AMENDING CHAPTER IX, ENTITLED, “DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS”, BY REPEALING SECTION 9.08.00 IN ITS ENTIRETY AND REPLACING SECTION 9.08.00, ENTITLED “FIRE PROTECTION STANDARDS” TO ADOPT THE CURRENT FLORIDA FIRE PREVENTION CODE AND TO PROVIDE ALTERNATIVE METHODS OF FIRE PROTECTION WATER SUPPLY; PROVIDING FOR SECTION 9.08.01, ENTITLED “FIRE PROTECTION WATER SUPPLY ALTERNATIVES FOR ONE AND TWO-FAMILY DWELLING UNITS”; PROVIDING FOR SECTION 9.08.02, ENTITLED “FIRE PROTECTION WATER SUPPLY ALTERNATIVES FOR RESIDENTIAL SUBDIVISIONS”; PROVIDING FOR SECTION 9.08.03, ENTITLED “FIRE PROTECTION WATER SUPPLY ALTERNATIVES FOR COMMERCIAL STRUCTURES”; 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 9 regarding fire protection requirements.

CASE NO: LDR 2013-xxx, Fire Protection

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TAB NO: 4

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 III, ENTITLED “ZONING DISTRICT REGULATIONS”, SECTION 3.13.00, ENTITLED “WIRELESS ANTENNAS, TOWERS AND EQUIPMENT FACILITIES” IN ORDER TO PROVIDE REQUIREMENTS OF THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, TO PROVIDE FOR REGULATIONS CONCERNING EMERGENCY COMMUNICATION TOWERS NEAR AIRPORTS, PROVIDE FOR REGULATIONS FOR TOWERS WITHIN FERNDALE, PROVIDE FOR REGULATIONS FOR TOWERS AND ANTENNAS WITHIN THE PINECASTLE MILITARY OPERATION AREA, PROVIDE REGULATIONS FOR TOWERS WITHIN THE EMERGENCY COMMUNICATION CORRIDOR, PROVIDE FOR VARIANCE REQUEST REVIEWS ON TOWERS OVER 200 FEET, AND TO PROVIDE FOR FIVE TOWER MAPS AND; 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 3 pertaining to requirements for wireless antennas, towers, and equipment facilities consistent with the provisions of the Lake County 2030 Comprehensive Plan.