



# LAKE COUNTY PLANNING & ZONING BOARD

## MEETING INFORMATION

### Location & Time

Lake County Commission  
Chambers  
2<sup>nd</sup> Floor, County  
Administration Building  
315 West Main Street  
Tavares, FL 32778-7800  
**9:00 a.m.**

### 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)

Jim Miller, School Board  
Representative

Kasey Kesselring, At-Large  
Representative

Vacant, Ex-Officio,  
Non-Voting Military  
Representative

## AGENDA APRIL 4, 2012

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 at 9:00 a.m., or soon thereafter, on Tuesday, April 24, 2012 in the location specified.

### Board of County Commissioners

Jennifer Hill, Vice Chair	District 1
Sean Parks	District 2
Jimmy Conner	District 3
Leslie Campione, Chair	District 4
Welton G. Cadwell	District 5

### County Staff

Darren S. Gray, County Manager  
David Heath, AICP, Deputy 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](mailto:planning@lakecountyfl.gov).**

**LAKE COUNTY PLANNING & ZONING BOARD**  
**April 4, 2012**  
AND  
**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**April 24, 2012**

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

*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.*

**V. CONSENT AGENDA**

Tab 1	PH#12-12-5	Carroll, Williams, Gibbs, Parker Raymond Carroll South Forty Business Center
Tab 2	PH#11-12-4	Kenneth E. LaRoe Green Consulting Group, Inc./Timothy Green The Shop, LLC
Tab 3	CUP#12/4/1-2	J.Tirri/T.Tirri Offroad Hummer Adventure <b>(Staff Initiated Continuance)</b>

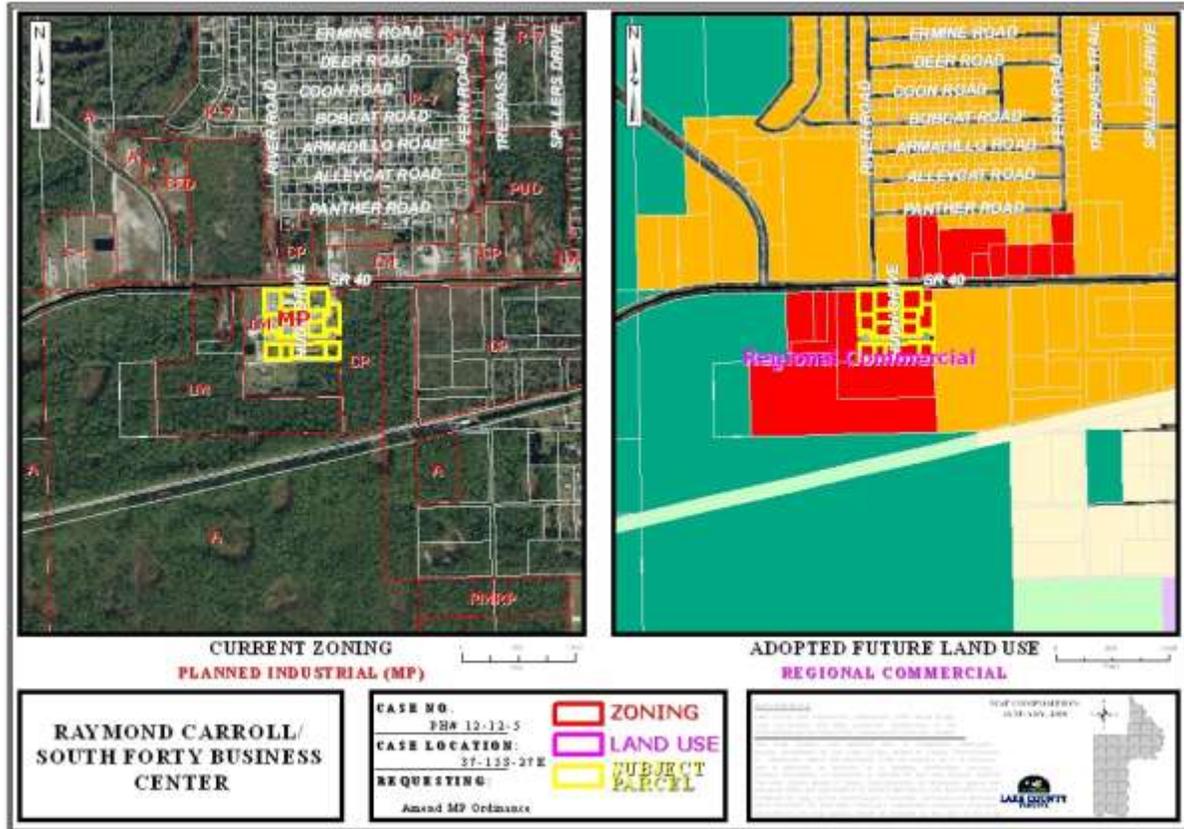
**VI. REGULAR AGENDA**

Tab 4	PH#9-12-1	B.Potts, P.E./S.Rubin Rubin Groves
Tab 5	PH#25-10-3	Cecilia Bonifay West Orange Airport Authority Long & Scott Farms Airstrip

**VII. AMENDMENTS to LDR**

Tab 6	Ordinance 2011-XX	Lake County School Board Position on Lake County Planning & Zoning Board Alternate Appointment <b>BCC consideration on April 10, 2012</b>
Tab 7	Ordinance 2012-XX	Lake County Amending Landscape Ordinance

**CASE NO:** PH#12-12-5  
**TAB NO:** 1  
**OWNER:** Carroll, Williams, Gibbs, Parker  
**APPLICANT:** Raymond Carroll  
**PROJECT NAME:** South Forty Business Center  
**GENERAL LOCATION:** Astor area, SR 40, west of Hugh Drive



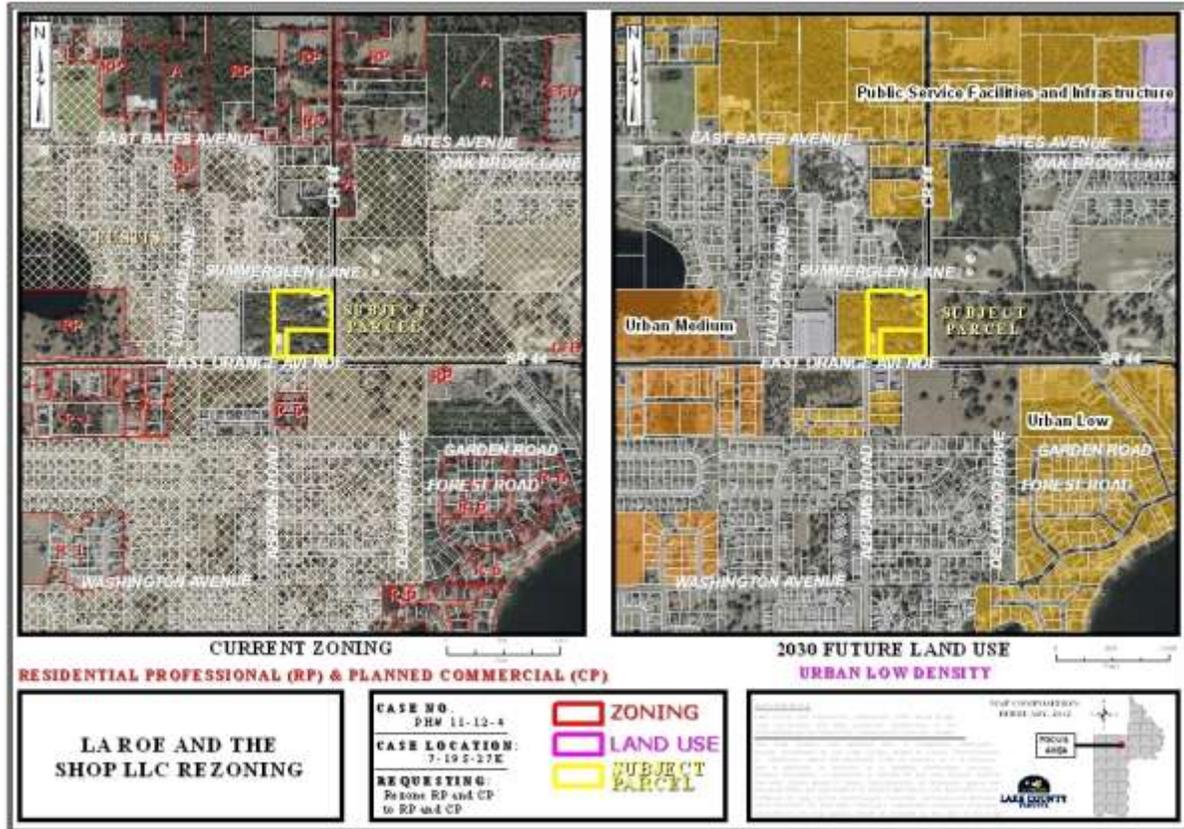
**REQUESTED ACTION:** Amend MP Ordinance #1986-56, to add general retail and motorcycle sales use to the existing light industrial uses by creating a new ordinance that will replace Ordinance #1986-56.

**SIZE OF PARCEL:** 9.3 +/- acres

**FUTURE LAND USE:** Regional Commercial

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of this rezoning application to add general retail and motorcycle sales uses to the existing light industrial use, with conditions, as specified in the proposed ordinance, which will also replace existing MP Ordinance #1986-56.

**CASE NO:** PH#11-12-4  
**TAB NO:** 2  
**OWNER:** K. LaRoe, The Shop LLC  
**APPLICANT:** Green Consulting Group/T. Green, AICP, LEED, ASLA  
**PROJECT NAME:** N/A  
**GENERAL LOCATION:** Eustis area, SR 44 (Orange Ave), west of CR 44 Bypass.



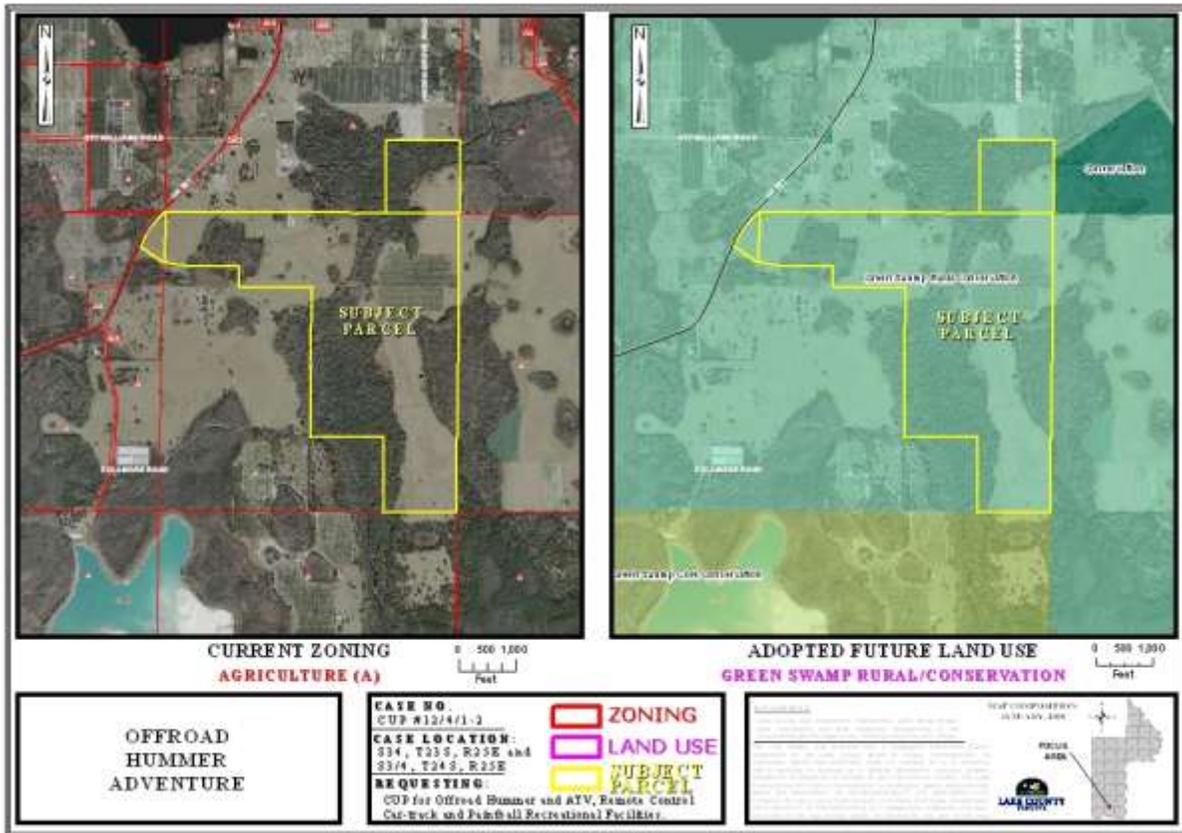
**REQUESTED ACTION:** Rezone 2.1 acres from Residential Professional (RP) to Planned Commercial (CP) and rezone 5.09 acres from CP to RP.

**SIZE OF PARCEL:** 16 +/- acres

**FUTURE LAND USE:** Urban Low Density

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of this application, with conditions, specified in the proposed ordinance.

**CASE NO:** CUP#12/4/1-2  
**TAB NO:** 3  
**OWNER:** J. Tirri/T. Tirri  
**APPLICANT:** same  
**PROJECT NAME:** Off-Road Hummer Adventure  
**GENERAL LOCATION:** Clermont area, southeast of the CR 561 and Ott Williams Road intersection.



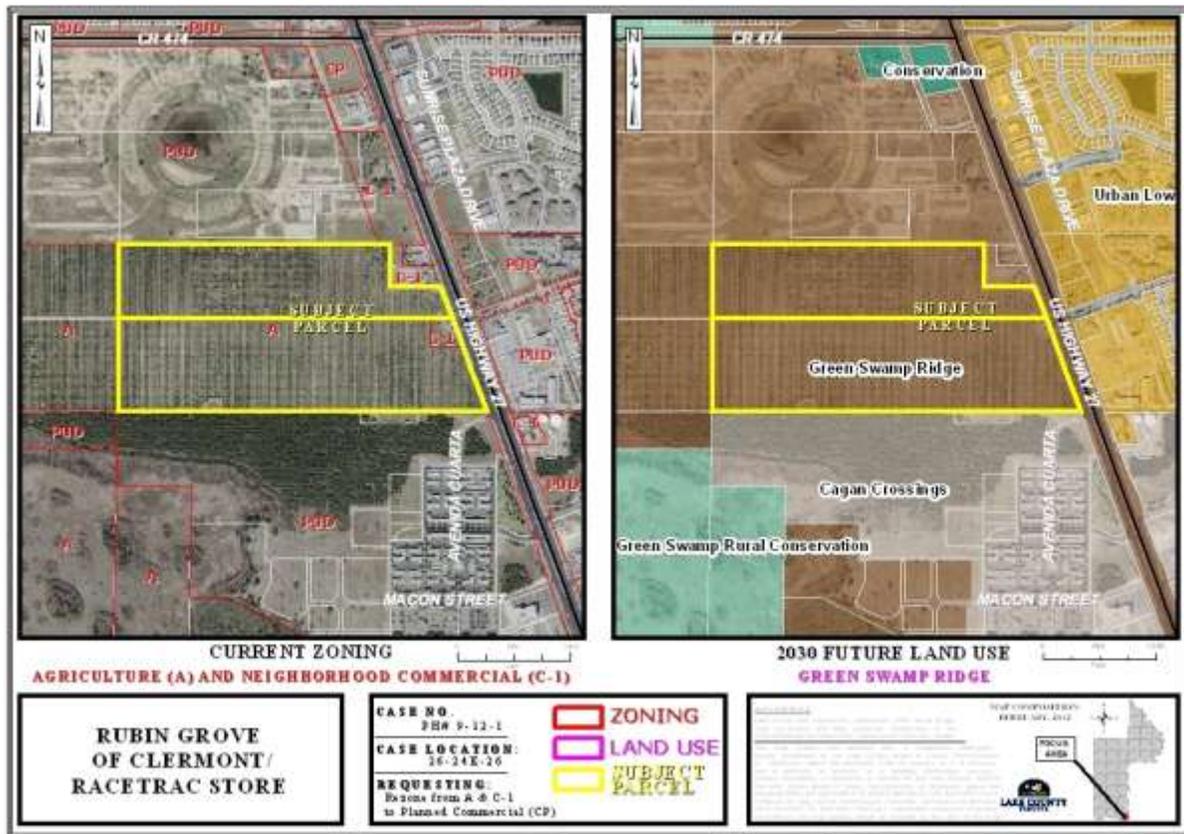
**REQUESTED ACTION:** Approval of a conditional use permit for an outdoor recreational use for off-road driving course, remote control car track, paintball activities with customer center, and recreational vehicle maintenance facility.

**SIZE OF PARCEL:** 397+/- acres

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends a continuance to a future public hearing date to accommodate needed wetland surveying of the property.

**CASE NO:** PH#9-12-1  
**TAB NO:** 4  
**OWNER:** S. Rubin  
**APPLICANT:** Bryan Potts  
**PROJECT NAME:** Rubin Groves Property  
**GENERAL LOCATION:** Four Corners area, southwest corner of the US Highway 27/Woodcrest Way intersection.



**REQUESTED ACTION:** Rezone Agriculture (A) and Neighborhood Commercial (C-1) property to Planned Commercial (CP) for commercial development of general retail uses and pervious parking waiver.

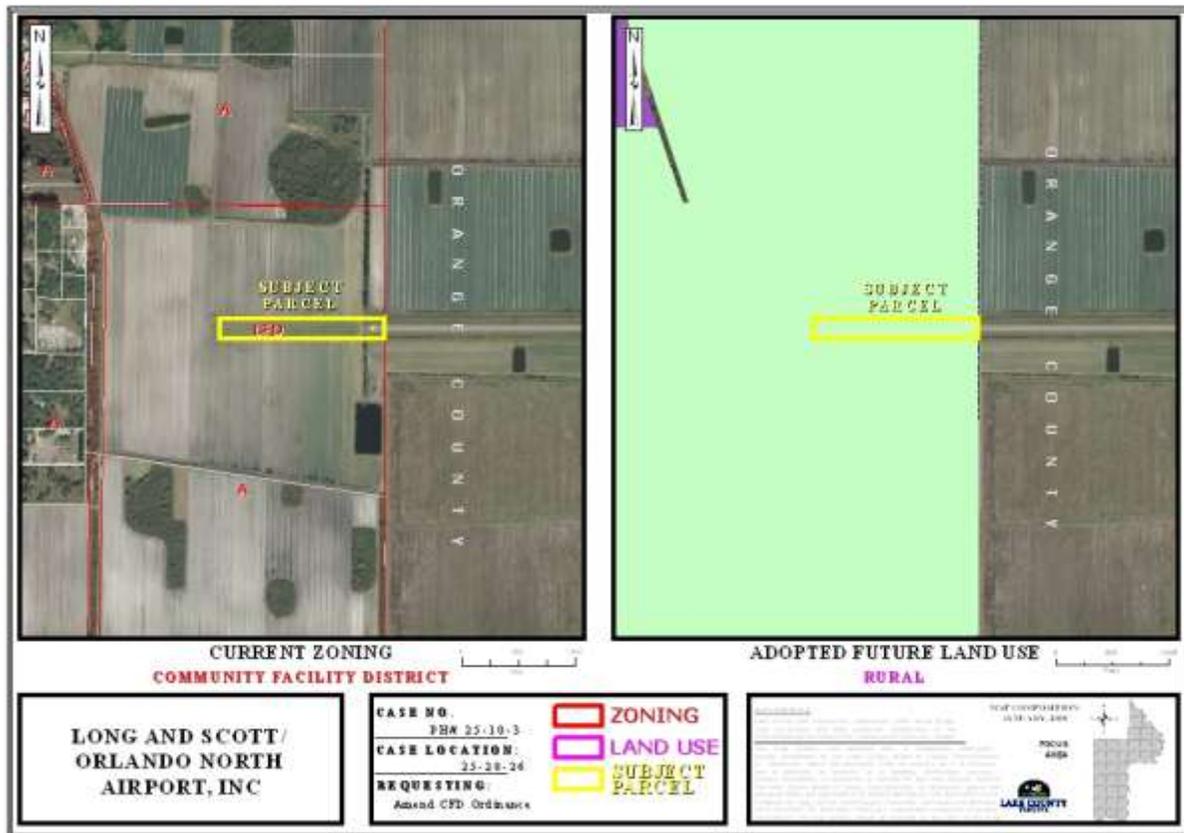
**SIZE OF PARCEL:** 11.95 +/- acres

**FUTURE LAND USE:** Green Swamp Ridge

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request, with conditions; however, staff recommends denial of the waiver for the pervious parking request.

**CASE NO:** PH#25-10-3  
**TAB NO:** 5  
**OWNER:** West Orange Aviation Authority  
**APPLICANT:** C. Bonifay  
**PROJECT NAME:** Long & Scott Airstrip

**GENERAL LOCATION:** Lake Jem area, south of Duda Ave., along and west of the Lake/Orange Co. Boundary.



**REQUESTED ACTION:** Amend Community Facility District (CFD) Ordinance #2004-85 to remove specific condition requiring approval of the Board of County Commissioners for any land use change on adjacent property in Orange County.

**SIZE OF PARCEL:** 6 +/- acres

**FUTURE LAND USE:** Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed amendment to Ordinance #2004-85 to remove condition requiring approval of the Board of County Commissioners for any land use change on adjacent property in Orange County.

**CASE NO:** Planning and Zoning Board Alternate Appointment

(Lake County School Board Alternate Member)

**TAB NO:** 6

**ORDINANCE NO. 2012 – \_\_\_\_\_**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 13.04.02, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED MEMBERSHIP; PROVIDING FOR AN ALTERNATE APPOINTMENT FOR THE SCHOOL BOARD POSITION ON THE PLANNING & ZONING BOARD; 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 allow for an alternate member for the Lake County School Board on the Planning and Zoning Board.

**CASE NO:** Lake County Landscape Ordinance Amendment

**TAB NO:** 7

**ORDINANCE NO. 2012- \_\_\_\_\_**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY CODE APPENDIX E LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER IX, SECTION 9.01.00, ENTITLED "LANDSCAPING STANDARDS", IN ORDER TO AMEND GENERAL REQUIREMENTS AND EXEMPTIONS, PROVIDE FOR AN ADMINISTRATIVE WAIVER OF UP TO TWENTY FIVE PERCENT OF LANDSCAPING AND TREE PROTECTION REQUIREMENTS UNDER SPECIFIC CRITERIA, DELETE IRRIGATION REQUIREMENTS ADDRESSED ELSEWHERE IN THE LAND DEVELOPMENT REGULATIONS, REPLACE HEIGHT REQUIREMENTS FOR PLANT MATERIAL IN REQUIRED LANDSCAPING WITH SIZE REQUIREMENTS, AMEND THE LANDSCAPE BUFFER TABLE TO REDUCE THE TYPES OF BUFFERS REQUIRED FOR CERTAIN DEVELOPING LAND USES ADJACENT TO OTHER LAND USES, REDUCE THE NUMBER OF TREES REQUIRED IN BUFFERS AND AMEND BUFFER ILLUSTRATIONS ACCORDINGLY, REMOVE THE REQUIREMENT FOR GROUND COVER IN BUFFERS, REQUIRE THAT AT LEAST FIFTY PERCENT OF REQUIRED VEGETATION IN ANY LANDSCAPE BUFFER WHERE A WALL IS REQUIRED BE LOCATED BETWEEN THE WALL AND THE ADJACENT PROPERTY, PROVIDE AN EXAMPLE OF MINIMUM PLANTING REQUIREMENTS IN BUILDING LANDSCAPES OTHER THAN INDUSTRIAL, ALLOW FOR SINGLE FAMILY RESIDENTIAL AND DUPLEX LOTS TO NOTE LANDSCAPING REQUIREMENTS ON DEVELOPMENT PERMITS AND/OR PLOT PLANS, AND TO INCREASE THE BUILDING FOOTPRINT OFF-SET FOR PRESERVATION OF EXISTING TREES; AMENDING CHAPTER IX, SECTION 9.02.00, ENTITLED "TREE PROTECTION", IN ORDER TO EXPAND EXEMPTIONS TO TREE REMOVAL PERMIT REQUIREMENTS TO INCLUDE ALL HERITAGE AND SPECIMAN TREES THAT ENDANGER PROPERTY OR THE PUBLIC HEALTH, SAFETY OR WELFARE, ALLOW

**CONTRIBUTION OF FUNDS IN LIEU OF PLANTING REPLACEMENT TREES, ELIMINATE APPLICATION PROCEDURES FOR DESIGNATION OF SPECIMEN TREES, AND AMEND THE DEFINITION OF HERITAGE TREES TO INCLUDE HISTORIC TREES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the LDR amendment to the Landscape Ordinance.