



BOARD OF COUNTY COMMISSIONERS

PLANNING AND ZONING AGENDA

MEETING INFORMATION

AGENDA APRIL 24, 2012

Location & Time

Lake County Commission
Chambers
2nd 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

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

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.

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

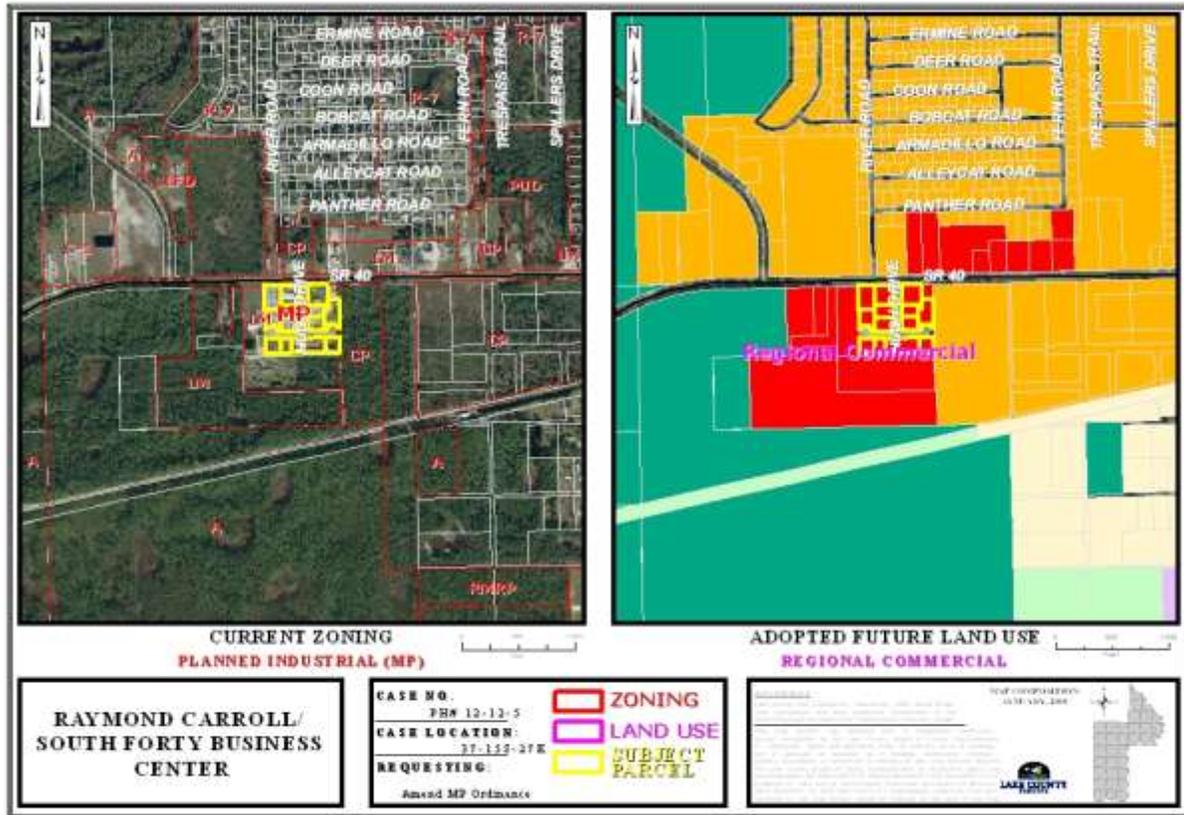
Tab 1	PH#12-12-5	Carroll, Williams, Gibbs, Parker Raymond Carroll South Forty Business Center
Tab 2	PH#11-12-4	Kenneth E. LaRoe Green Consulting Group, Inc./Timothy Green The Shop, LLC
Tab 3	PH#9-12-1	B.Potts, P.E./S.Rubin Rubin Groves of Clermont

VI. REGULAR AGENDA

Tab 4	MSP#12/1/1-4	Don Cordle, Professional Dirt Service Mining Site Plan
Tab 5	PH#25-10-3	Cecilia Bonifay West Orange Airport Authority Long & Scott Farms Airstrip

Note: CUP #12/4/1-2 (Off-Road Hummer Adventure) is continued to the June 6, 2012 Planning and Zoning (P & Z) Board pursuant to staff recommendation. The LDR Ordinance amendment for the Appointment of an Alternate School Board Representative to the Planning and Zoning Board was considered and approved by the BCC on April 10, 2012 per Ordinance #2012-24.

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.

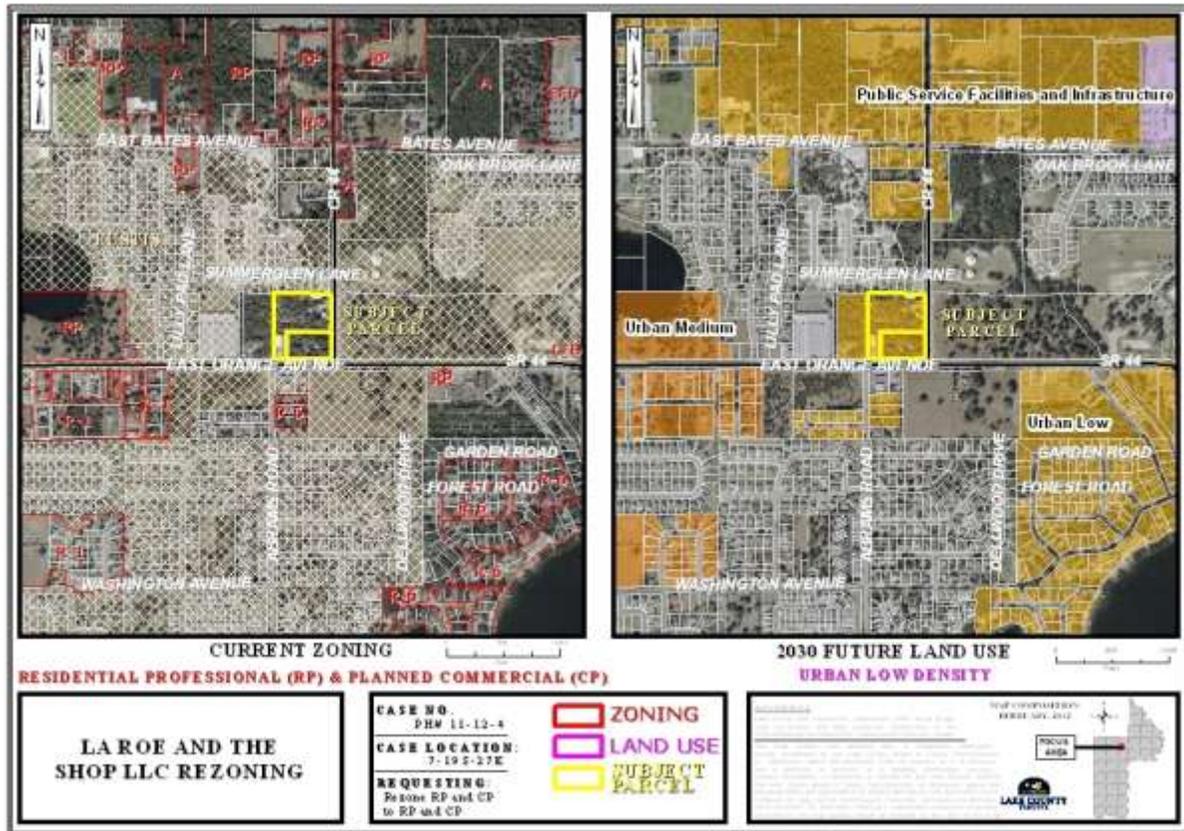
SIZE OF PARCEL: 9.3 +/- acres

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.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 7-0 to **APPROVE** the request.

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.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 4-1 to **APPROVE** the request.

CASE NO: PH#9-12-1
TAB NO: 3
OWNER: S. Rubin
APPLICANT: Bryan Potts
PROJECT NAME: Rubin Groves of Clermont 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.

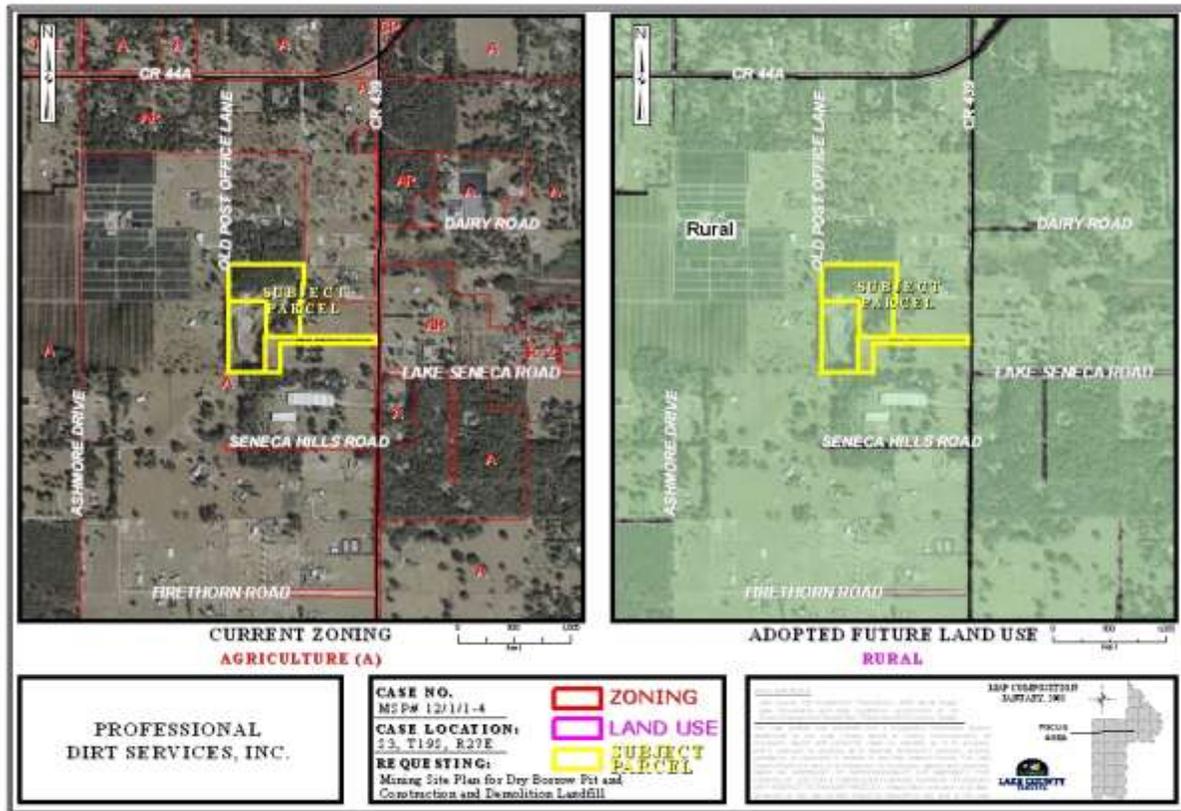
SIZE OF PARCEL: 11.95 +/- acres

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.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 7-0 to **APPROVE** the rezoning, along with the Applicant's request to remove the pervious parking waiver and directed the case be placed on the BCC Consent Agenda.

CASE NO: MSP #12/1/1-4
TAB NO: 4
OWNER: Dan Cordle
APPLICANT: Dan Cordle
PROJECT NAME: Professional Dirt Service
GENERAL LOCATION: Northwest of the CR 439 and SR 44 intersection.



REQUESTED ACTION: The Applicant is requesting a conditional use permit to include mining of sand and fill in addition to the construction and demolition (C&D) debris landfill authorized under a 2002 Consent Agreement.

SIZE OF PARCEL: 13.73 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of a mining site plan and conditional use, to expand the existing C&D Landfill operations to include mining of sand & fill, with conditions as specified in the proposed ordinance.

PLANNING AND ZONING BOARD RECOMMENDATION: On January 6, 2012, the P & Z recommended 4-0 vote, to forward the MSP request to the BCC without an approval or denial recommendation. **NOTE:** The Applicant has revised the application to clarify the borrow pit use instead of mining.

CASE NO: PH#25-10-3

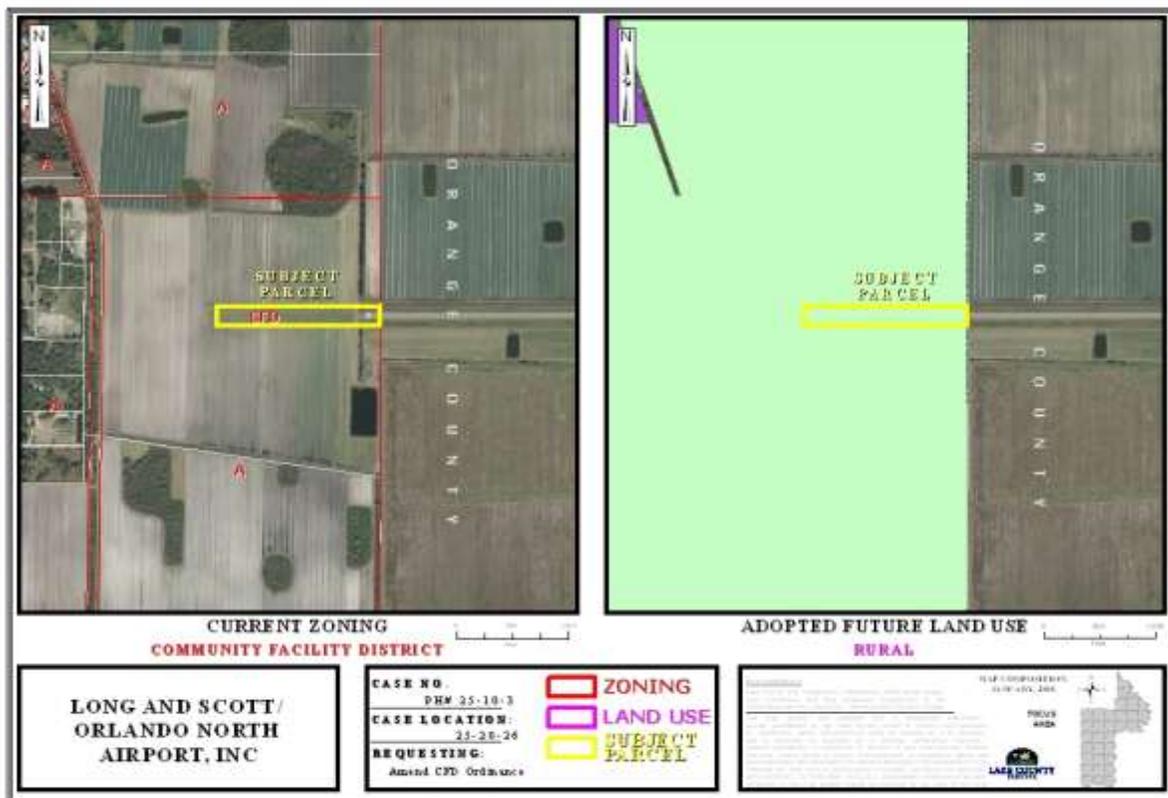
TAB NO: 5

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 condition requiring approval by the BCC 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.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board voted 5-2 to **APPROVE** the request.