LAKE COUNTY

BOARD OF COUNTY COMMISSIONERS

REZONING AGENDA

JUNE 4, 2014

Location & Time

Commission Chambers
County Admin. Building
315 West Main Street
Tavares, FL 32778-7800
P&Z: 9:00 a.m. 6/4/14
BCC: 9:00 p.m. 6/24/14

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 (District 3)

Ted DeWitt (District 2)

Kathyrn S. McKeeby (District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School Board, Representative

Kasey Kesselring,Vice-Chairman, 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, Chairman	District 3
Leslie Campione	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 and other Staff

Amye King, AICP, Director, Department of Growth Management
Chris Schmidt, Manager, Division of Planning & Community Design
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design
Anita Greiner, Chief Planner, Division of Planning & Community Design
Michele Janiszewski, Planner, Division of Planning & Community Design
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design
Ross Pluta, Engineer III, Public Works

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
June 4, 2014
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
June 24, 2014

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 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# 12-14-3	JTM/P. Burke Properties
Tab 2	PH# 18-14-3	Orlando North Airpark/Long & Scott
Tab 3	PH# 5-14-2	Bella Collina PUD Amendment
Tab 4	PH# 13-14-3	E. & C. Farran CP Amendment
Tab 5	PH# 10-14-1	Powers Property Rezoning

Regular Agenda

VII. Other Business

VIII. Adjourn

CASE NO: PH #12-14-3

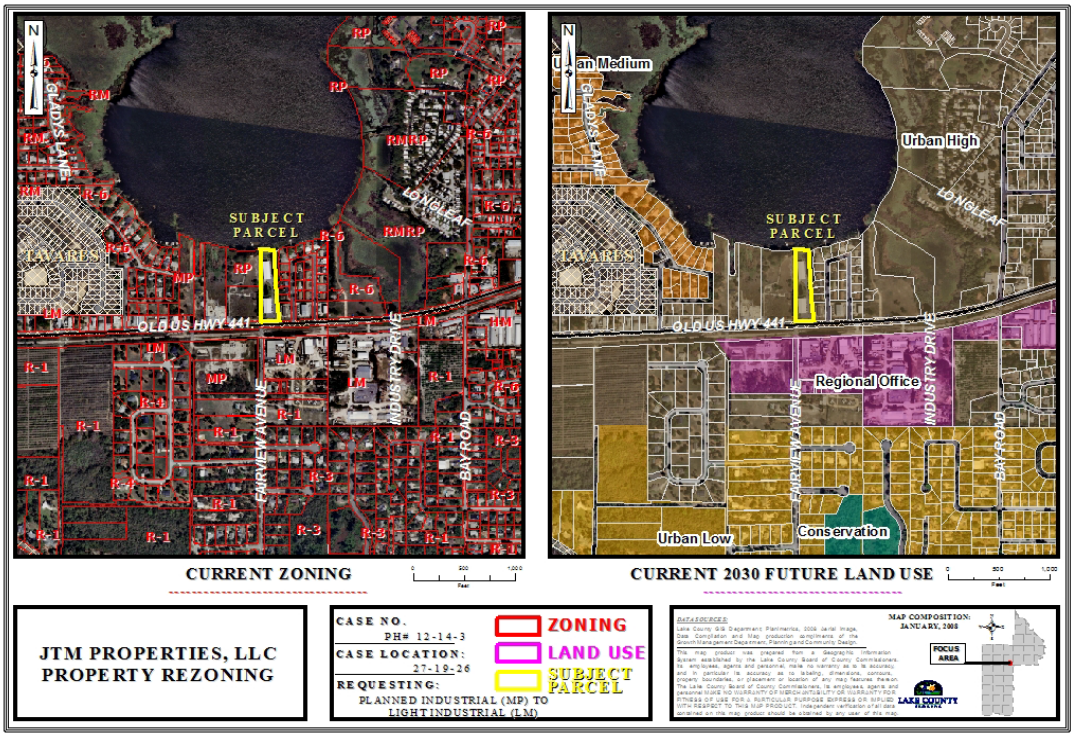
TAB NO: 1

OWNER: JTM Properties, LLC

APPLICANT: P. Burke

PROJECT NAME: JTM Property

GENERAL LOCATION: Tavares area, 15841 Old Highway 441



REQUESTED ACTION: Rezone property from Planned Industrial (MP) to Light Industrial (LM) and revoke MP Ordinance #2004-3.

SIZE OF PARCEL: 2.3 +/- acres

FUTURE LAND USE: Urban High Density

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed rezoning application request and revocation of MP Ordinance #2004-3.

CASE NO: PH# 18-14-3

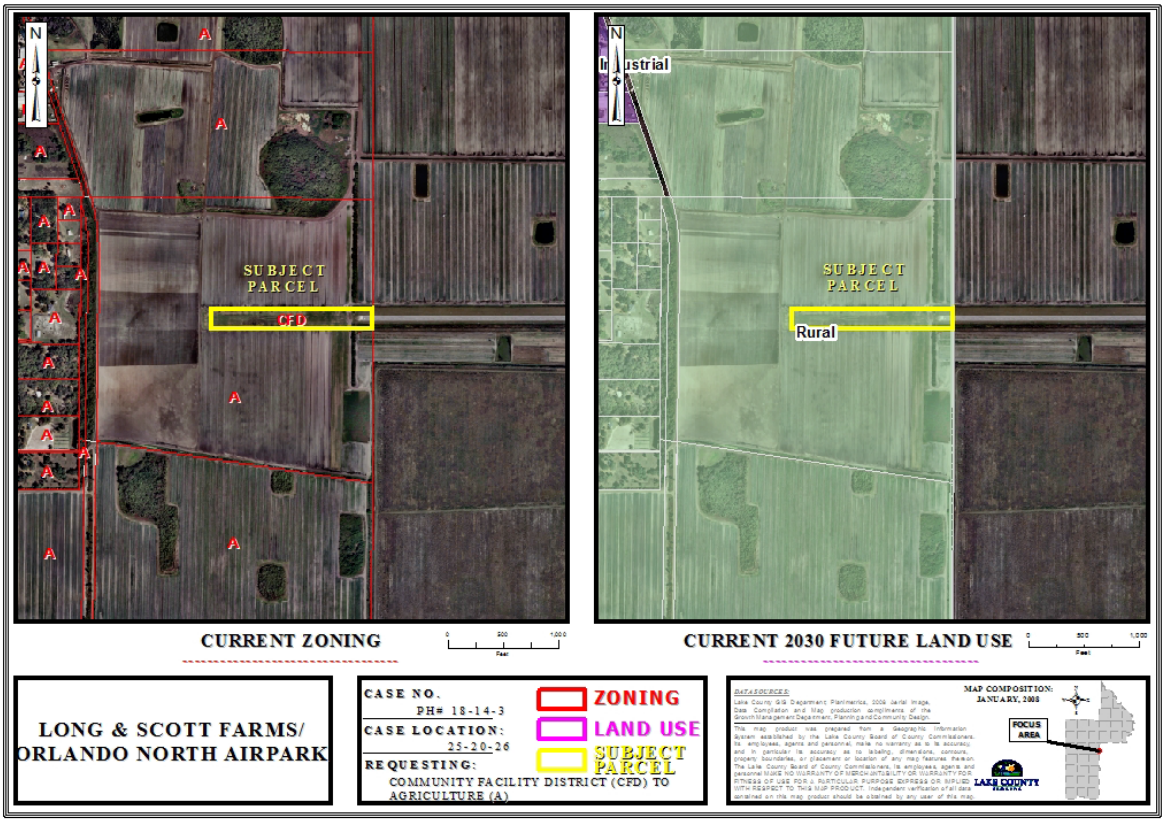
TAB NO: 2

OWNER: Orlando North Airpark/Long & Scott Farms

APPLICANT: Lake County Planning & Community Design

PROJECT NAME: Orlando North Airpark

GENERAL LOCATION: Lake Jem area, south of Duda Ave., and east of CR 448A, west of the Lake/Orange county line.



REQUESTED ACTION: Rezone property from Community Facility District (CFD) to Agriculture (A) zoning and revoke Ordinance 2012-74

SIZE OF PARCEL: 6 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request to rezone the subject property from Community Facility District (CFD) to Agriculture (A) and to revoke CFD Ordinance #2012-74.

CASE NO: PH# 5-14-2

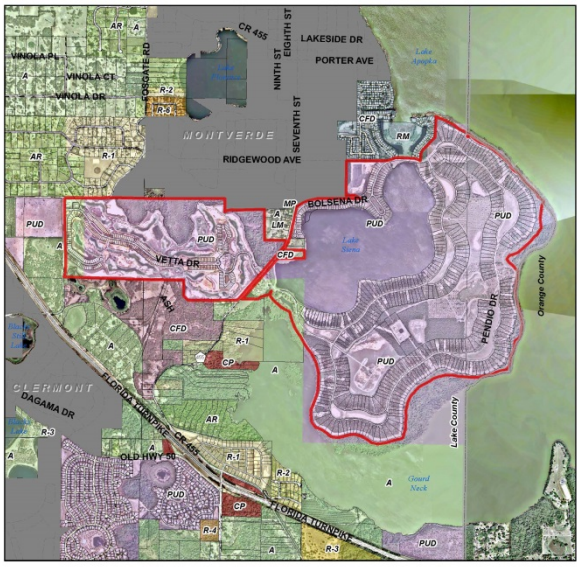
TAB NO: 3

OWNER: DCS R.E. Inv. LLC/ DCS Cap. Inv. LLC/Bella Collina POA/Pine Island CDD

APPLICANT: M. Fitzgerald, Esq.

PROJECT NAME: Bella Collina PUD

GENERAL LOCATION: Between Montverde & Clermont, east and west of CR 455, northwest of Blackstill Lake Rd and the Florida Turnpike.



REQUESTED ACTION: Rezone 5-acres of Light Industrial (LM) land to PUD zoning, revoke PUD Ord. #82-90 and Ord. #2001-109 by creating one PUD ordinance consistent with the new Bella Collina Future Land Use Category for the existing residential use, recreational amenities, to include the addition of a 100-unit lodge.

SIZE OF PARCEL: 1,920.73 +/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request to create a Bella Collina Future Land Use Category.

CASE NO: PH# 13-14-3

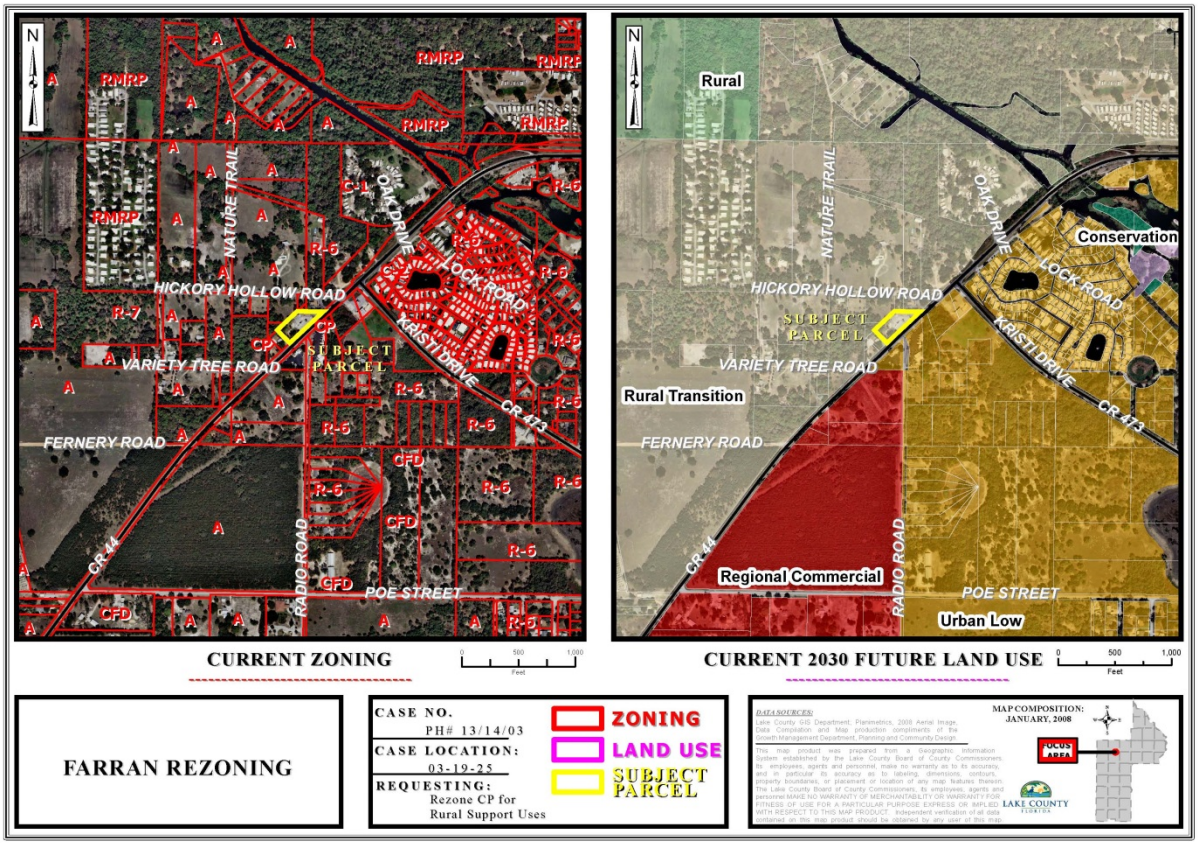
TAB NO: 4

OWNER: Emile and Christina Farran

APPLICANT: Emile and Christina Farran

PROJECT NAME: Farran CP Amendment

GENERAL LOCATION: Leesburg area, northwest of the of CR 44/ Radio Road intersection.



REQUESTED ACTION: Amend the Planned Commercial (CP) Zoning District (Ordinance #37-85) to expand the permitted uses.

SIZE OF PARCEL: 1.17 +/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **Approval** of the revocation of Planned Commercial Zoning Ordinance #37-85 and establishment of a new CP zoning ordinance to allow rural support uses, consistent with the Comprehensive Plan.

CASE NO: PH# 10-14-1

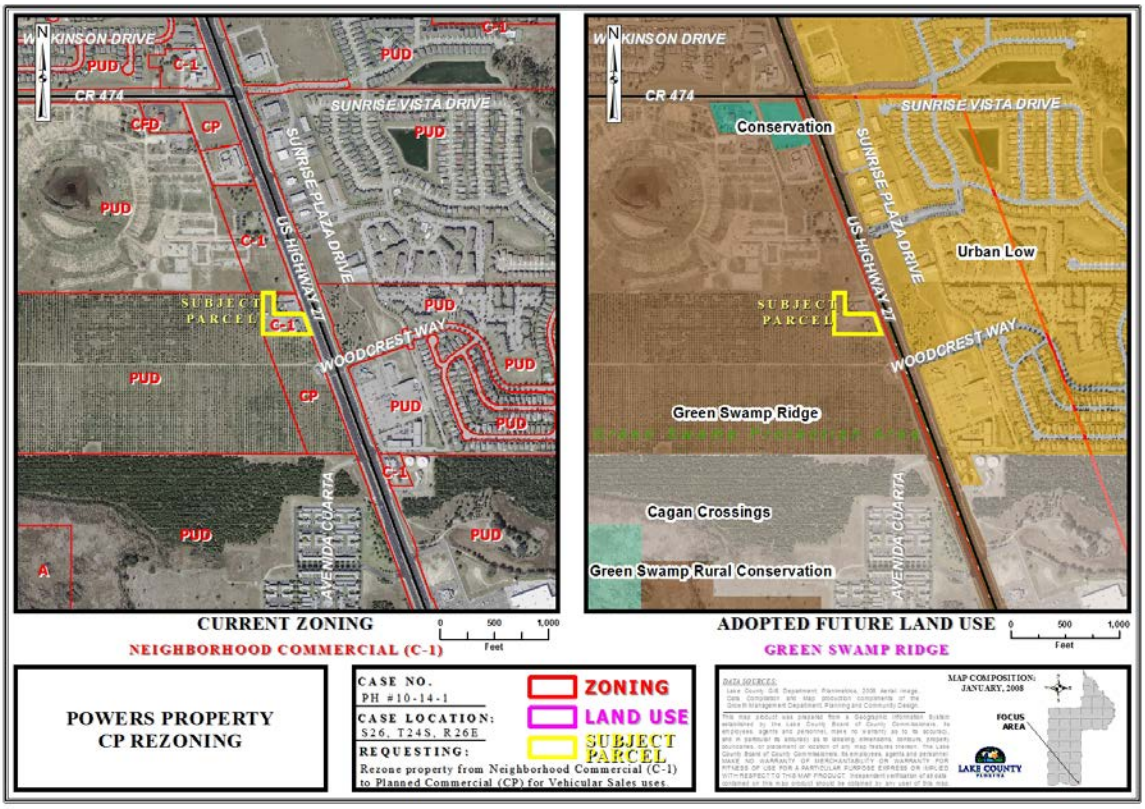
TAB NO: 5

OWNER: Alma Powers Trustee

APPLICANT: Gilles Paul DuPuis

PROJECT NAME: Powers Property

GENERAL LOCATION: Clermont area, southwest of the US Highway 27/CR 474 intersection.



REQUESTED ACTION: Rezone Neighborhood Commercial (C-1) property to Planned Commercial (CP) for vehicular sales uses. Conditional Use Permit (CUP) #87/6/1-3 will be revoked by the proposed ordinance.

SIZE OF PARCEL: 2.17 +/- acres

FUTURE LAND USE: Green Swamp Ridge

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed rezoning request, with conditions, as set forth in the attached Ordinance.