



LAKE COUNTY PLANNING & ZONING BOARD

MEETING INFORMATION

Location & Time

Lake County Commission
Chambers
2nd Floor, County
Administration Building
315 West Main Street
Tavares, FL 32778-7800

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

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

AGENDA JUNE 6, 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, June 26, 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
June 6, 2012
 AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
June 26, 2012

- 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	CUP# 01/4/4-3 CUP Revocation	Serenby, LLC Communications Tower
Tab 2	CUP# 09/9/2-1 CUP Revocation	Lee Hess, Inc/K. Owji Auto Pass
Tab 3	CUP#12/6/1-5	M. McElroy/ Planning & Community Design Division McElroy Kennel
Tab 4	PH# 22-12-1	Douglas L. and Elizabeth Vasser Vasser Rezoning
Tab 5	PH# 26-12-5	Jo Ann & Larry Benton Benton Property Rezoning
Tab 6	PH#21-12-3	Floribra-Windmill 27 I & II, LLC/Jim Hall, AICP Floribra-Windmill PUD rezoning
Tab 7	PH#20-12-3	BLR-Windmill Rd. Commercial, LLC/ BLR-Windmill Rd. Residential, LLC/ Jim Hall, AICP BLR-Windmill PUD
Tab 8	PH#23-12-3	Sarabande Property Company, LLC/Michael Latham Sarabande PUD

VI. Rezoning Agenda - Regular

Tab 9	PH#14-12-4	LCBCC/Darren Gray/Wendy Breeden Mt Plymouth Lake Bottom Rezoning
Tab 10	CUP# 12/7/1-1	Kevin and Audrey Jowett JAK Holdings, LLC/Revolution Off Road

VII. Other Business **Public Hearing Date** Acknowledge July 5, 2012 as the public hearing date for the July Planning and Zoning Board.

VIII. Adjourn

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CONDITIONAL USE PERMIT REVOCATION

PLANNING AND ZONING BOARD
June 6, 2012



BOARD OF COUNTY COMMISSIONERS
June 26, 2012

CUP REVOCATION	CASE MANAGER: Steve K. Greene, AICP	AGENDA ITEM # 1
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CUP #01/4/4-3 (Serenby, LLC – Communications Tower) CUP in Agriculture for the operation of a communications tower and equipment shelter and ancillary facilities. The CUP is no longer necessary since the property has been annexed into the City of Leesburg. (AK #1208661)

GENERAL LOCATION: Leesburg area – South CR 4, west of Stone Mountain Road. (S18-T20S-R25E)

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

CONDITIONAL USE PERMIT REVOCATION

PLANNING AND ZONING BOARD
June 6, 2012



BOARD OF COUNTY COMMISSIONERS
June 26, 2012

CUP REVOCATION	CASE MANAGER: Steve K. Greene, AICP	AGENDA ITEM # 2
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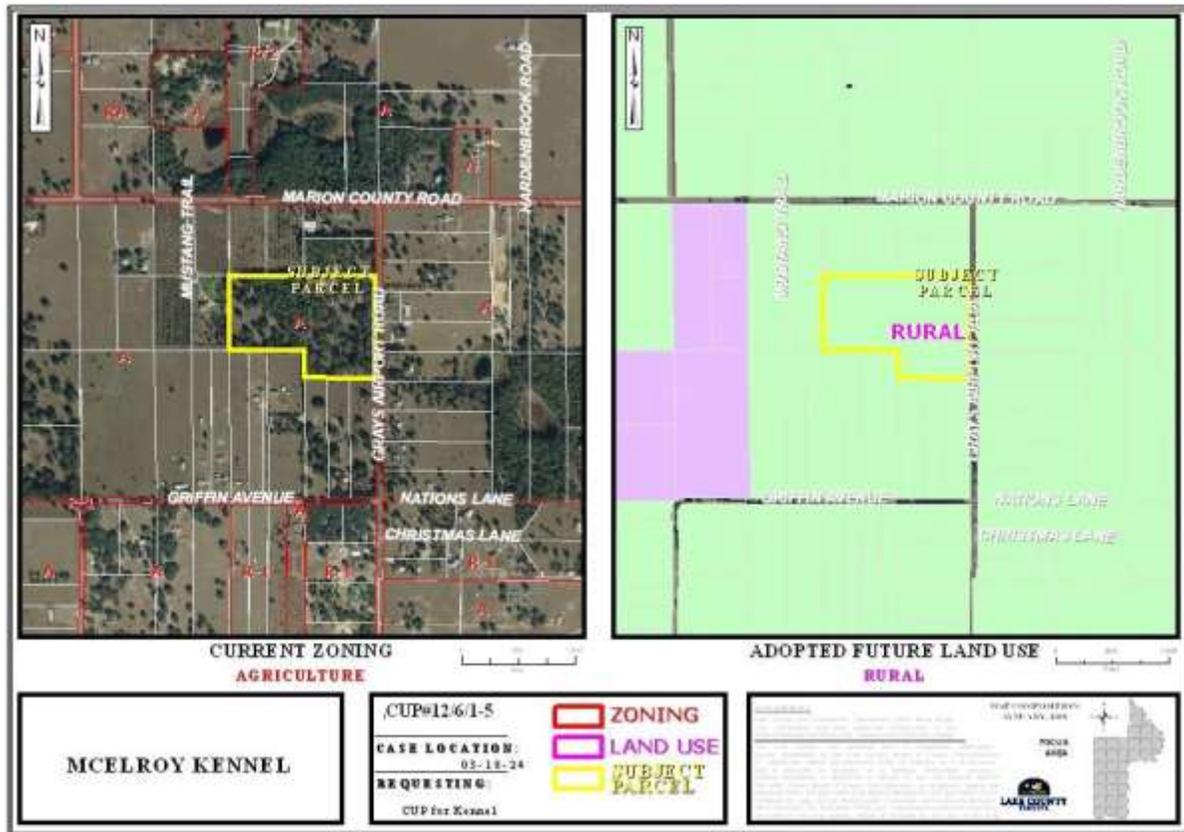
CUP #09/9/2-1 (L.Hess Inc./K. Owji/G. Mansour – Auto Pass) CUP in C-2 zoning for vehicular sales use. The CUP is no longer necessary since the property has been annexed into the City of Leesburg. (AK #1182981)

GENERAL LOCATION: Leesburg area –US 441 and Old Sleepy Hollow Road intersection. (S20-T19S-R25E)

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-

CASE NO: CUP# 12/6/1-5
TAB NO: 3
OWNER: Margaret McElroy
APPLICANT: Lake County Planning & Community Design Division
PROJECT NAME: McElroy Kennel

GENERAL LOCATION: 41225 Grays Airport Road, Leesburg, Southwest of the of the Marion County Road and Grays Airport Road intersection



REQUESTED ACTION: To correct scrivener's error in legal description of existing ordinance.

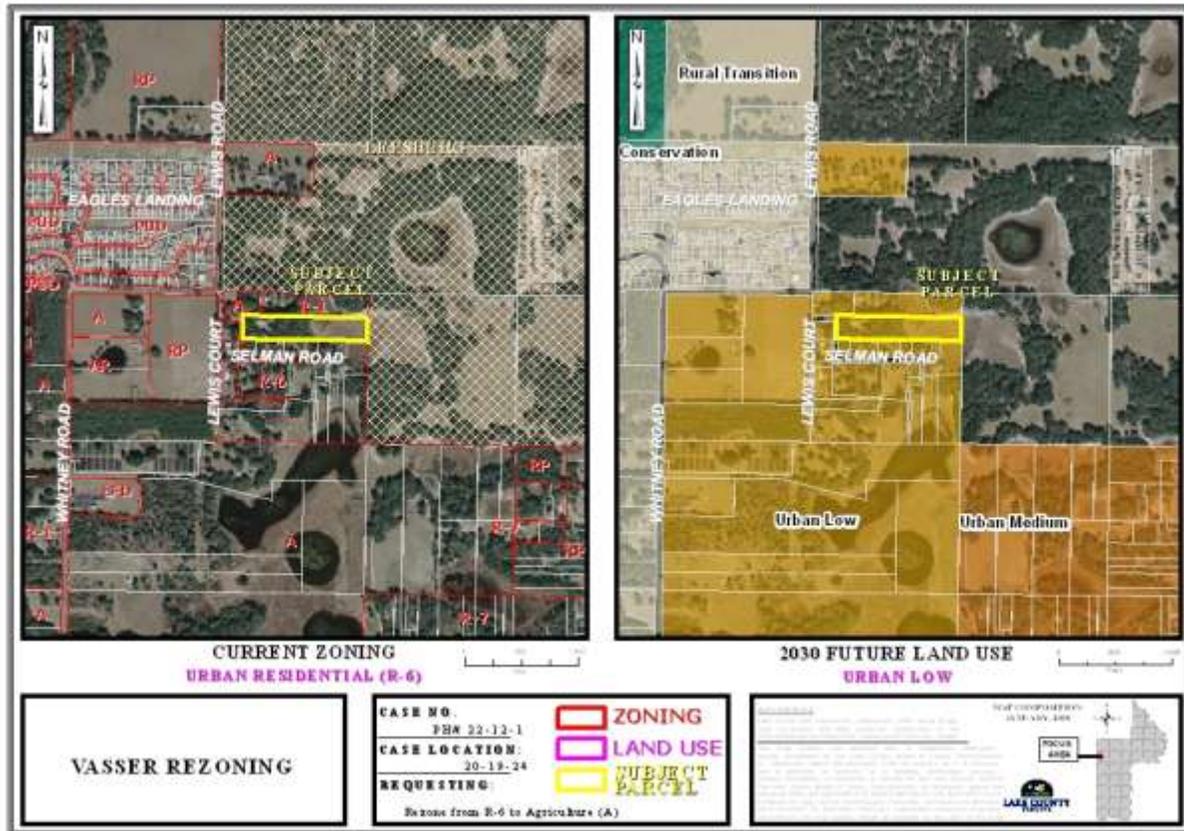
SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Rural

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request for a Conditional Use Permit.

CASE NO: PH#22-12-1
TAB NO: 4
OWNER: Douglas L. and Elizabeth Vasser
APPLICANT: Douglas L. and Elizabeth Vasser
PROJECT NAME: Vasser Rezoning

GENERAL LOCATION: Leesburg area, northeast of the intersection of Lewis Court and Selman Road



REQUESTED ACTION: Rezone property from Urban Residential (R-6) to Rural Residential (R-1) to allow non-intensive general agriculture uses.

SIZE OF PARCEL: 5.32 +/- acres

FUTURE LAND USE: Urban Low

STAFF RECOMMENDATION: Staff finds the rezoning request consistent with the Comprehensive Plan and Land Development Regulation and recommends **APPROVAL**.

CASE NO: PH#21-12-3

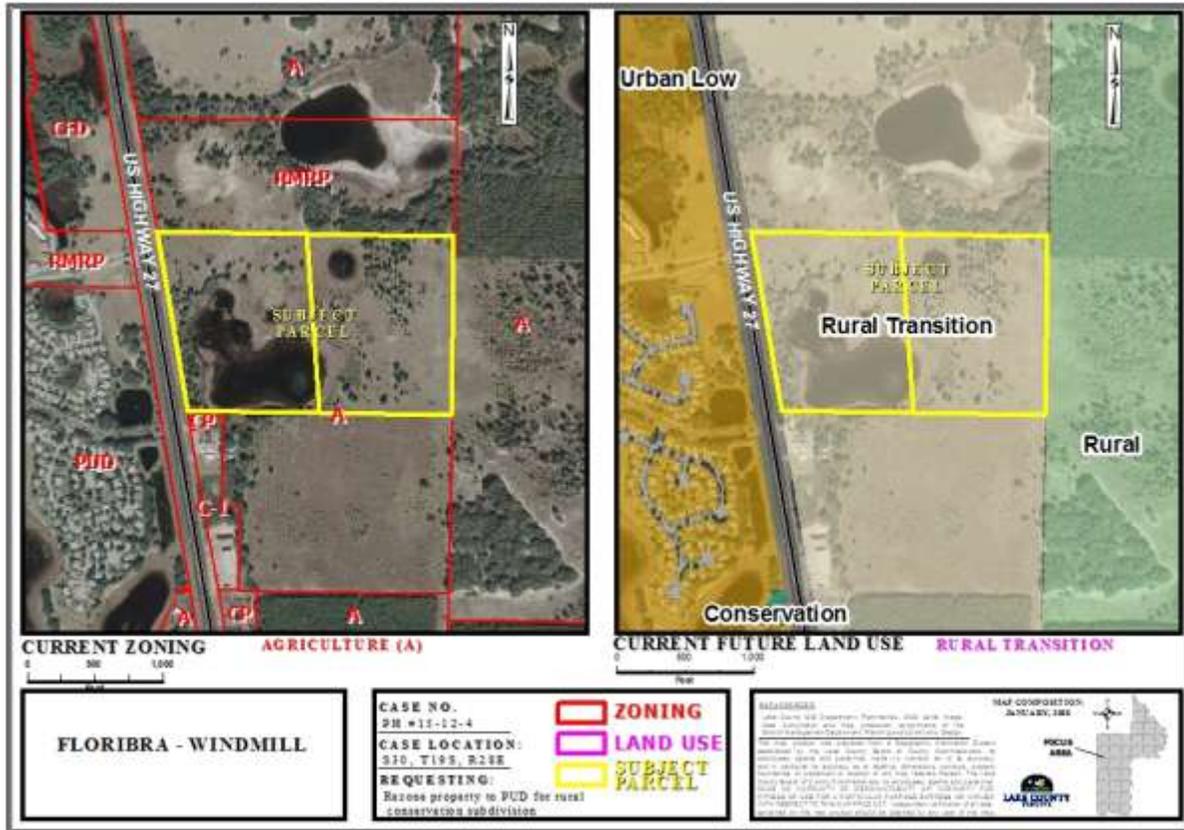
TAB NO: 6

OWNER: Floribra-Windmill 27 II, LLC & Floribra-Windmill 27 I, LLC

APPLICANT: Jim Hall, AICP (VHB/Miller-Sellen, Inc.)

PROJECT NAME: Floribra-Windmill PUD Rezoning

GENERAL LOCATION: along the east side of US 27, south of CR 48



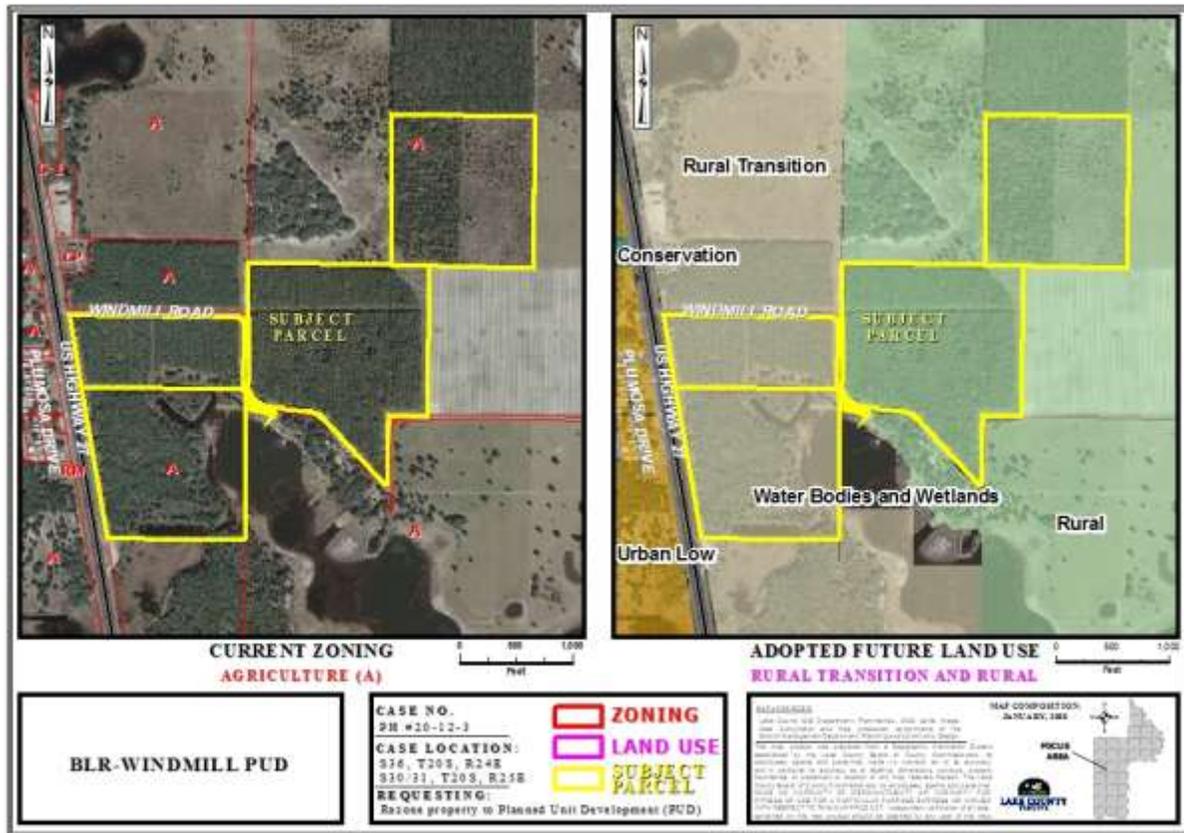
REQUESTED ACTION: The Applicant seeks approval to rezone property from Agriculture (A) to Planned Unit Development (PUD) to facilitate development of a rural conservation subdivision.

SIZE OF PARCEL: 65.68 +/- acres

FUTURE LAND USE: Rural Transition

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the PUD rezoning for rural conservation subdivision, with conditions, specified in the proposed ordinance.

CASE NO: PH#20-12-3
TAB NO: 7
OWNER: BLR-Windmill Road Commercial, LLC & BLR-Windmill Road Residential, LLC
APPLICANT: Jim Hall, AICP (VHB/Miller-Sellen, Inc.)
PROJECT NAME: BLR-Windmill PUD
GENERAL LOCATION: Leesburg area, east of U.S. Highway 27 and Windmill Road intersection



REQUESTED ACTION: The Applicant seeks approval to rezone property from Agriculture (A) to Planned Unit Development (PUD) to facilitate development of a rural conservation subdivision.

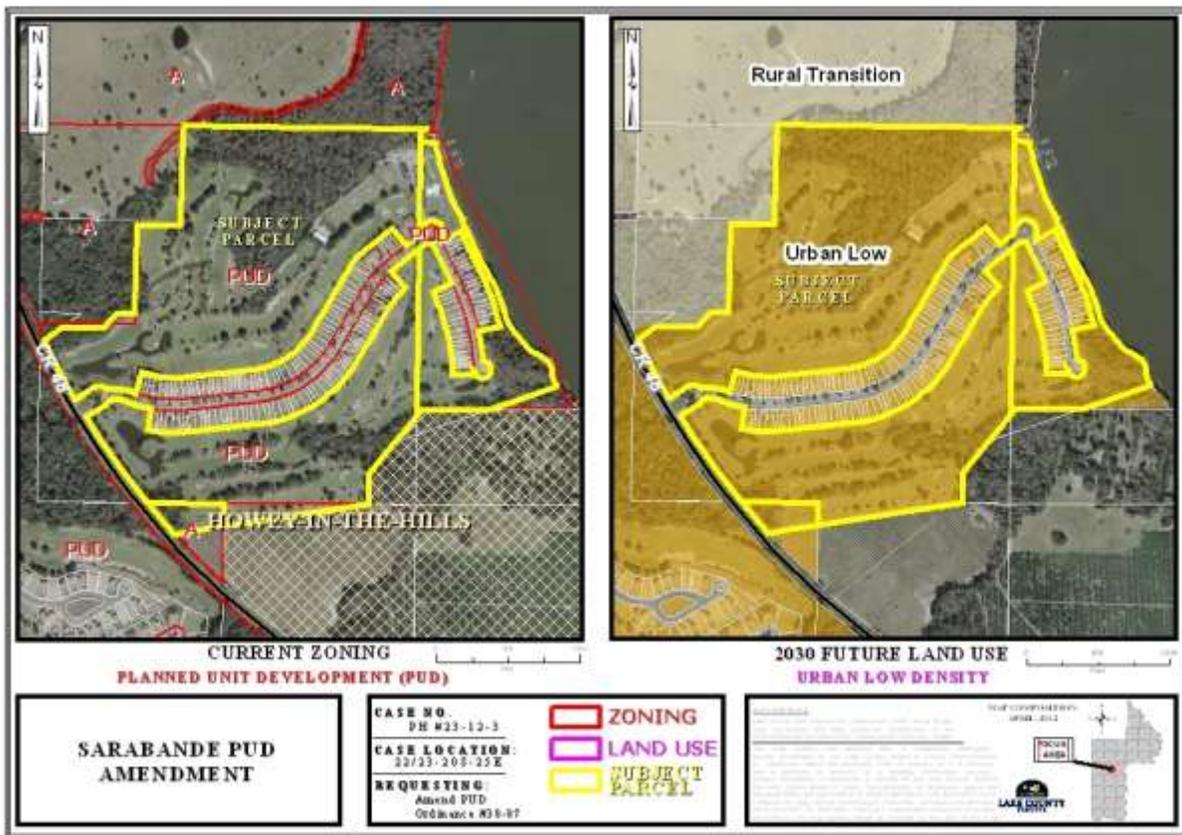
SIZE OF PARCEL: 158.4 +/- acres

FUTURE LAND USE: Rural Transition and Rural

STAFF RECOMMENDATION: Staff recommends **Approval, with conditions**, as set forth in the proposed Ordinance.

CASE NO: PH#23-12-3
TAB NO: 8
OWNER: Sarabande Property Company, LLC (Andrew Summers)
APPLICANT: Michael B. Latham
PROJECT NAME: Sarabande PUD

GENERAL LOCATION: Howey-in-the-Hills area (along eastern CR 48 ROW, north of SR 19/CR 48 intersection).



REQUESTED ACTION: Amend Ord. #38-87, to add Golf Academy/School use, to include an academy office, training rooms, fitness center, 9 hole golf course, driving range-golf/practice area, also to increase the residential density to 1.62 DU/Net Acre.

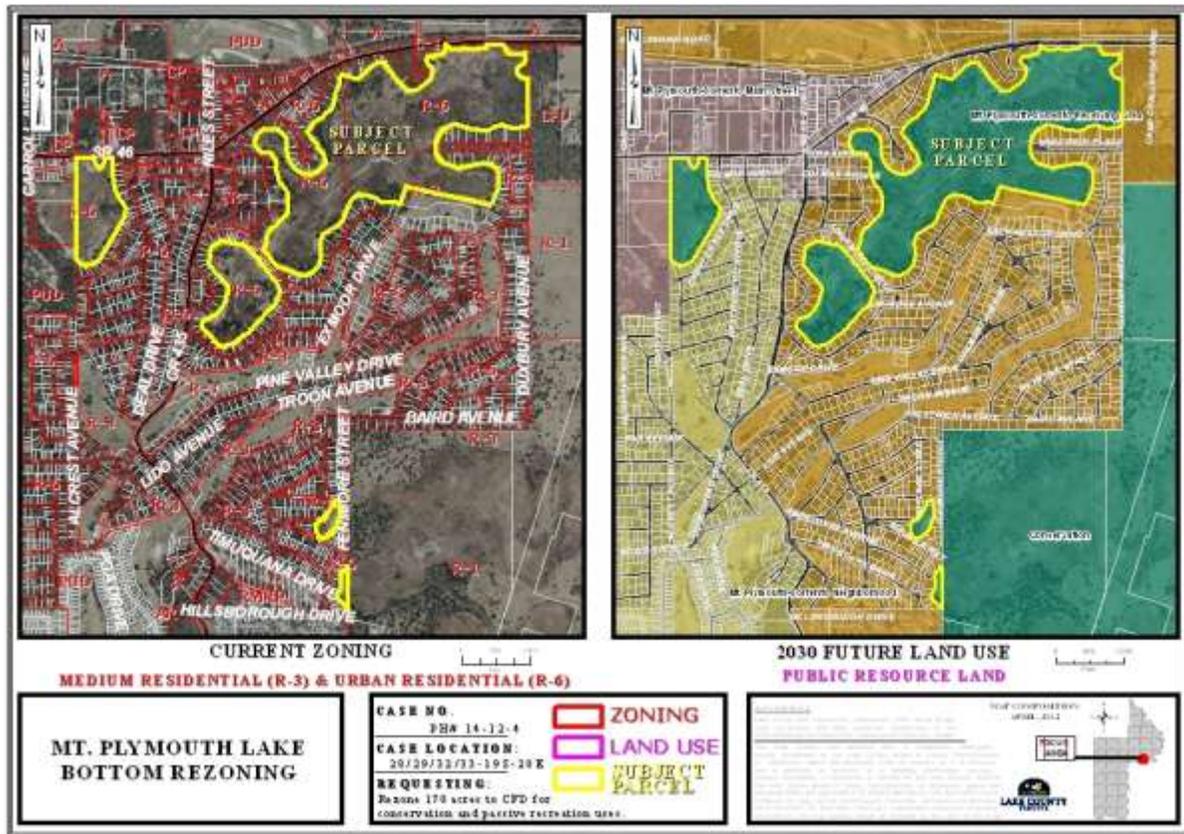
SIZE OF PARCEL: 155 +/- acres

FUTURE LAND USE: Urban Low

STAFF RECOMMENDATION: Staff recommends **Approval, with conditions**, as set forth in the proposed Ordinance.

CASE NO: PH#14-12-4
TAB NO: 9
OWNER: Lake County Board of County Commissioners
APPLICANT: Lake County Board of County Commissioners/Wendy Breeden
PROJECT NAME: Mount Plymouth Lake Bottom Rezoning

General Location of Project – Mt. Plymouth area – from Mount Dora go east on SR 46 to the area south and east of Red Tail Blvd.



REQUESTED ACTION: Rezone 184 +/- acres from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses.

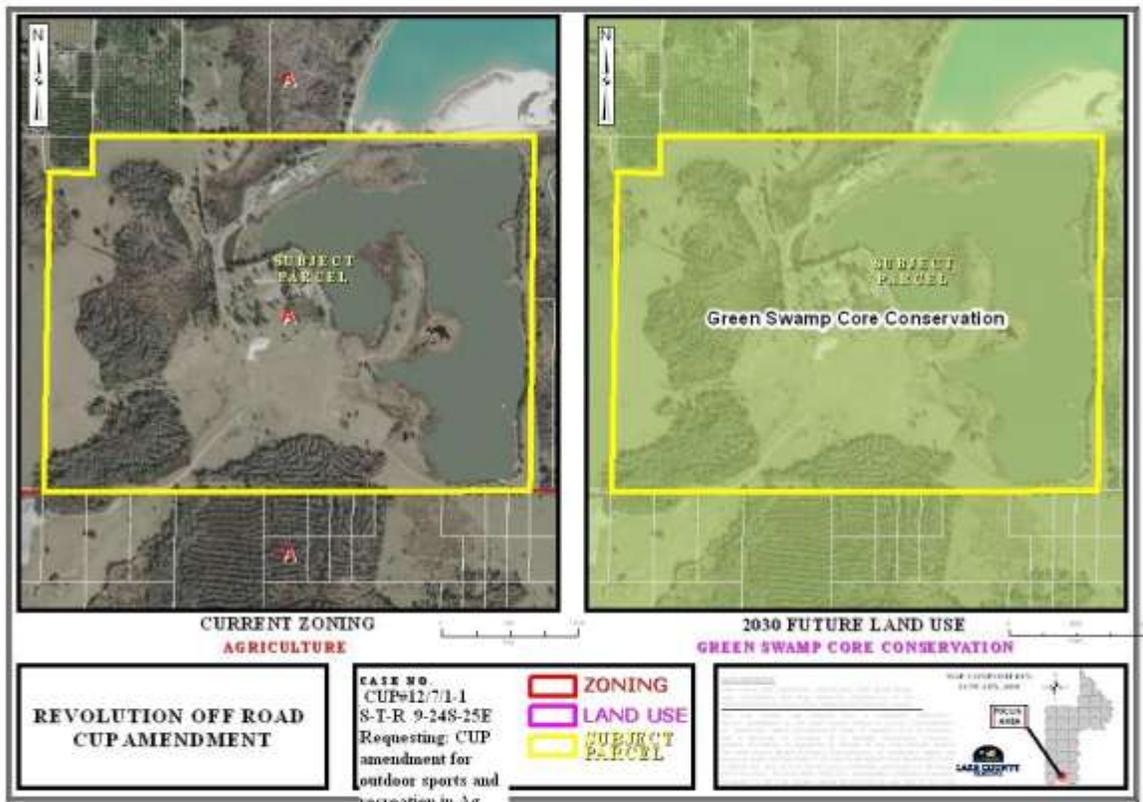
SIZE OF PARCEL: 184 +/- acres

FUTURE LAND USE: Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the application to rezone 184 +/- acres from Urban Residential (R-6) and Medium Residential (R-3) to Community Facility District (CFD) Zoning District to develop as passive recreational uses, with conditions, as specified in the proposed ordinance.

CASE NO: CUP# 12/7/1-1
TAB NO: 10
OWNER: Kevin and Audrey Jowett
APPLICANT: Kevin Jowett
PROJECT NAME: JAK Holdings, LLC/Revolution Off Road

GENERAL LOCATION: Clermont area, approximately .75 acres southeast of the SR 33 and CR 561 intersection



REQUESTED ACTION: The Applicant seeks approval to combine two existing CUP's; CUP #99/12/4-2 (Ord. #1999-120) and CUP #04/11/2-2 (Ord. #2004-84) to add new recreational uses and special event uses to the approved off-road driving and ski school facility.

SIZE OF PARCEL: 215.14 +/- acres

FUTURE LAND USE: Green Swamp Core Conservation

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request for a Conditional Use Permit, subject to the conditions as set forth in the proposed Ordinance.